This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6664-KP

Karen Johnson Davidson County
Batch# 1311625 DEEDWARR
08/19/2025 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20250819-0066106

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $474,900.00.

Affiant
Subscribed and sworn to before me, this the 18th day of August, 2025.

Notary Public
My Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Patton C Ahumada<br>807 21st Avenue North<br>Nashville, TN 37208 | New Owner | 092 07 0D 001.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lance Garrison, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Patton C. Ahumada, single man,** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 811 21ST AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 811 21ST AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20161214-0131149, as Amended in Instrument No. 20191108-0115831, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lance Garrison, a single man, by Warranty Deed from Grant Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200715-0077524, in the Register's Office of Davidson County, Tennessee, dated July 15, 2020 and recorded on July 15, 2020.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **807 21st Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 14th day of August, 2025.

GRANTOR:

Lance Garrison

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pinellas

[✓] By means of
[ ] physical presence
or
[ ] online notarization

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lance Garrison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2025.

MARCELA CARLOS
Notary Public - State of Florida
Commission # HH 392524
My Comm. Expires Aug 26, 2027
Bonded through National Notary Assn.

Notary Public
My Commission expires: 8/26/2027

Type of identification produced: TN DL

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Mary Kathryne Lawson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 14, 2025**.

Date

Affiant Signature

**August 14, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **August**, 2025.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 15, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)