This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-7016-SL

Karen Johnson Davidson County
Batch# 1321900 DEEDWARR
09/15/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20250915-0073558

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $679,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2025.

Notary Public
My Commission Expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Hall 2357 Forest Lake Drive Nashville, TN 37211	JPMorgan Chase Bank, N.A. 3415 Vision Drive Columbus, OH 43219	180 04 0A 163.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Charles Fagenholz and Andrea Fagenholz, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Michelle Hall** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the plan of SECTION FIVE, HIGHLAND CREEK, RS10 CLISTER LOT SUBDIVISION, of record in Instrument No. 20040915-0111296, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Fagenholz and Andrea Fagenholz, Husband and Wife, by Warranty Deed from Connie C. Chiodo and Michael R. Chiodo, wife and husband, of record in Instrument No. 20220516-0055944, in the Register's Office of Davidson County, Tennessee, dated April 29, 2022, and recorded on May 16, 2022.

This is improved property located at: **2357 Forest Lake Drive, Nashville, TN 37211**

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 12th day of September, 2025.

GRANTOR:

Charles Fagenholz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office this 12th day of September, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 8-21-26

Andrea Fagenholz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office this 8th day of September, 2025.

Notary Public
My Commission expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 9/12/2025 (date of document).

Affiant Signature

9/15/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL