Karen Johnson Davidson County
Batch# 1333237 DEEDWARR
10/10/2025 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,710.25
20251010-0081297

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7190-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $732,500.00.

Affiant

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 10th day of October, 2025.

Notary Public
My Commission Expires: 11/2/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew David Pickney and Jenica Lynn Pickney 5101 Mountainbrook Circle Nashville, TN 37076	CMG Home Loans 3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	085 04 0A 232.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michelle E. Howell, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Matthew David Pickney and Jenica Lynn Pickney, husband and wife** (individually and 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. 232 on the Plan of FINAL PLAT, THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 1, SECTION 2B PLANNED UNIT DEVELOPMENT, A CLUSTER LOT SUBDIVISION of record in Plat at Instrument No. 20131014-0107217, 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 Michelle E. Howell, unmarried woman, by Warranty Deed from Flora Wilhite Tydings, unmarried, of record in Instrument No. 20180723-0071417, in the Register's Office of Davidson County, Tennessee, dated July 19, 2018, and recorded on July 23, 2018.

This is improved property located at: **5101 Mountainbrook Circle, Nashville, TN 37076.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 10th day of October, 2025.

GRANTOR:

Michelle E. Howell

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michelle E. Howell, 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 10th day of October, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

Certification of Recorded Documents

I, Jamie C. Polk, 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 October 10, 2025.

(AFFIANT) – Jamie C. Polk

10/10/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of October, 2025.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY