This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7178-MC

Karen Johnson Davidson County
Batch# 1337260 DEEDWARR
10/22/2025 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,678.43
20251022-0084242

STATE OF ~~TENNESSEE~~ AEC Alabama
COUNTY OF Lee

The actual consideration or value, whichever is greater, for this transfer is $723,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2025.

Notary Public
My Commission Expires: 05/02/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas S. Pannullo 1800A Tammany Drive Nashville, TN 37216	CrossCountry Mortgage LLC 2160 Superior Avenue Cleveland, OH 44114	072 12 0C 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joshua Hilliker, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Thomas S. Pannullo, an unmarried 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 Unit 1800B of HOMES AT 1800 TAMMANY DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1800 Tammany Drive of record in Instrument No. 20150702-0064142, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Joshua Hilliker, an unmarried man, by Warranty Deed from Gavin R. Price, an unmarried man, of record in Instrument No. 20220419-0044988, in the Register's Office of Davidson County, Tennessee, dated April 01, 2022, and recorded on April 19, 2022.

Melissa Barrera joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☑ improved or ☐ unimproved property located at: **1800A Tammany Drive, Nashville, TN 37216**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said 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 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 15th day of October, 2025.

GRANTOR:

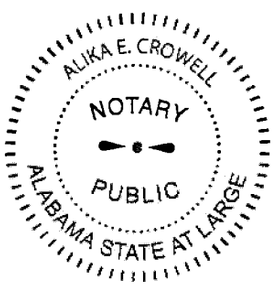
Joshua Hilliker

Melissa Barrera

STATE OF Alabama
COUNTY OF Lee

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joshua Hilliker and Melissa Barrera,** 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 15th day of October, 2025.



Alika E. Crowell
Notary Public
My Commission expires: 05/02/2029

Certificate of Authenticity

I, Joshua A. Terry, 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 10/15/2025.

Affiant Signature – Joshua A. Terry

10/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/21/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27