This instrument was prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7465-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,185,000.00.

10-31-2025

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2025.

C.M. COMRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-22-2029

Karen Johnson Davidson County
Batch# 1341760 DEEDWARR
11/04/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $4,384.50
20251104-0087590

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Kenneth Bryan Hall 1204 Gartland Avenue Nashville, TN 37206	E Mortgage Capital, Inc. 3750 South Susan Street Santa Ana, CA 92704	083 09 0 077.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Griffin Dunham, an unmarried man** (hereinafter the "Grantor"), hereby transfers and conveys unto **Kenneth Bryan Hall, an unmarried man** (hereinafter the "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in Davidson County, Tennessee, being the Westerly half of Lot No. 2 of Block No. 2 on the plan of B. H. BAILEYS SUBDIVISION OF PART OF THE ALLISON PROPERTY as of record in Plat Book 161, Page 73 in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the Southerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Griffin Dunham, an unmarried man, by Warranty Deed from Matthew Thomas Pesler and Marianne Renee Pesler, f/k/a Marianne Renee Mayhan, husband and wife, of record in Instrument No. 20240425-0029743, in the Register's Office of Davidson County, Tennessee, dated April 22, 2024, and recorded on April 25, 2024.

Being the same property conveyed to Matthew Thomas Pesler and Marianne Renee Mayhan, husband and wife, by Quitclaim Deed from Matthew Thomas Pesler, of record in Instrument No. 20200619-0065609, in the Register's Office of Davidson County, Tennessee, dated June 08, 2020, and recorded on June 19, 2020.

Being the same property conveyed to Matthew Thomas Pesler, by Warranty Deed from Rena Rose Pittenger and Margaret Rose Smith and Billie Rose Daniel, of record in Instrument No. 20121018-0095522, in the Register's Office of Davidson County, Tennessee, dated October 11, 2012, and recorded on October 18, 2012.

This is improved property located at: **1204 Gartland Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) property taxes for the year **2026**, 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 31st day of October, 2025.

GRANTOR:

Griffin Dunham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Griffin Dunham, 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 31st day of October, 2025.

Notary Public
My Commission expires: 1/22/2029

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 31, 2025**.

Affiant Signature

11/03/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **November 3, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY