WARRANTY DEED

Karen Johnson Davidson County
Batch# 1343237 DEEDWARR
11/10/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20251110-0089354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Patrick Lanahan Jr. and Lindsay Lanahan	MORGAN STANLEY PRIVATE BANK, N.A.	
(NAME)	(NAME)	
916B Crescent Hill Rd	4270 IVY POINTE BLVD, STE 400	083 07 2E 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	CINCINNATI, OH 45245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JONATHAN DAVID GOLDER AND ERIKA P. GOLDER, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN PATRICK LANAHAN JR. AND LINDSAY LANAHAN, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 916B of NINESIXTEEN CRESCENT HILL ROAD with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for NINESIXTEEN CRESCENT HILL ROAD, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20201016-0120841, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan David Golder and Erika P. Golder, A Married Couple, by Warranty Deed from Southern Legacy Homes LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220927-0106739, in the Register's Office of Davidson County, Tennessee, dated September 23, 2022 and recorded on September 27, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-1214

unimproved
This is improved x property, known as 916B Crescent Hill Rd, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30 day of October, 2025

JONATHAN DAVID GOLDER

ERIKA P. GOLDER

STATE OF TEXAS
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan David Golder and Erika P. Golder, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of October, 2025.

Commission expires: 1-8-2028

Notary Public

Keith A Scott
MY COMMISSION EXPIRES
01/08/2028
NOTARY ID: 132305469

MO2025-1214

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 3. 2025.

Affiant Signature

10th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

