This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7306-MC

Karen Johnson Davidson County
Batch# 1346535 DEEDWARR
11/14/2025 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20251114-0091169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON

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

Notary Public
My Commission Expires: 10/4/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Brent Inabinette 7400 George Gaines Road Nashville, TN 37221	Umortgage LLC 100 N 18th St Ste 1400 Philadelphia, PA 19103	142 10 0 037.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **David Earl Willover, II and Holley Koob Willover, husband and wife** (collectively, "Grantor"), transfer and convey unto **Tyler Brent Inabinette, an unmarried man,** (collectively, "Grantee"), as joint tenants in common, 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. 34 on the Plan of SECTION ONE, HARPETH ESTATES of record in Plat Book 3842, Page 186, 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 David Earl Willover II and wife, Holley Koob Willover, by Warranty Deed from Matthew A. Sample, an unmarried man, of record in Instrument No. 20130719-0074981, in the Register's Office of Davidson County, Tennessee, dated July 16, 2013, and recorded on July 19, 2013.

This is ☒ improved or ☐ unimproved property located at: **7400 George Gaines Road, Nashville, TN 37221**

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 12th day of November, 2025.

GRANTOR:

David Earl Willover, II

Holley Koob Willover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David Earl Willover, II and Holley Koob Willover,** 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 12th day of November, 2025.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

202511140091169

True Copy Certification

I, Yvette Meldrum, 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 11/12 2025.

Signature

11/12 2025

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 11/12 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON