Karen Johnson Davidson County
Batch# 1362066 DEEDWARR
12/29/2025 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20251229-0102904

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7689-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $307,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2025.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission Expires: 11/17/2029

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jonathan Maxwell Major<br>2120 Lebanon Pike<br>Nashville, TN 37210 | JPMorgan Chase Bank<br>1111 Polaris Parkway<br>Columbus, OH 43240-2050 | 095 05 0B 156.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Walter James Biddle and Christa Horton Biddle, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Jonathan Maxwell Major, a single man** (individually and 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 known and designated as Unit No. 74 of EASTHAVEN TOWNHOMES, a Planned Unit Development, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing EASTHAVEN TOWNHOMES, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit A-2 to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christa Biddle and Walter James Biddle, Wife and Husband, by Quitclaim Deed from Christa L. Horton now known as Christa Biddle, of record in Instrument No. 20210831-0117270, in the Register's Office of Davidson County, Tennessee, dated August 27, 2021 and recorded on August 31, 2021.

Being the same property conveyed to Christa L. Horton, a single woman, by Warranty Deed from R. J. York Homes, LLC, of record in Instrument No. 20041018-0124960, in the Register's Office of Davidson County, Tennessee, dated October 08, 2004 and recorded on October 18, 2004. Christa Biddle is one in the same as Christa Horton Biddle.

This is improved property located at: **2120 Lebanon Pike, Unit 74, Nashville, TN 37210.**

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 10th day of December, 2025.

GRANTOR:

Walter James Biddle

Christa Horton Biddle

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Walter James Biddle and Christa Horton Biddle, 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 December, 2025.

Chad Serrate
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029



202512290102904

**Tennessee Certification of Electronic Document**

I, Tonya Thomas, 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 12-10-25 (date of document).

Tonya Thomas
Affiant Signature

12-23-25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary's Signature

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026

MY COMMISSION EXPIRES: 12-5-26