Karen Johnson
Batch # 1369071
01/12/2026 12:27:59 PM
Fees: $13.00 Taxes: $1,748.25
Davidson County
DEEDWARR
2 pgs
20260112-0002677

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-7966-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $472,500.00.

Affiant

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Subscribed and sworn to before me, this the 9th day of January, 2026.

Notary Public
My commission expires
My Commission Expires: May 30, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jackson Wilcox and Hannah Ash 4020 Barnes Cove Drive Antioch, TN 37013	New Owner	173 09 0B 006.00 CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Stephen R. Britton and Olivia Moye Britton FKA Olivia D. Moye, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Jackson Wilcox, an unmarried man, and Hannah Ash, an unmarried woman, as tenants in common with right of survivorship** (individually and collectively, "Grantee"), 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. 6, as shown on the map entitled Plan of BARNES COVE, SECTION ONE, of record as Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen R. Britton & Olivia D. Moye, by Warranty Deed from Kathleen C. Middendorf, Unmarried, of record in Instrument No. 20201102-0127951, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020, and recorded on November 02, 2020. The said, Olivia D. Moye having since married Stephen R. Britton and is now known as Olivia Moye Britton.

This is improved property located at: **4020 Barnes Cove Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee 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 9th day of January, 2026.

GRANTOR:

Stephen R. Britton

Olivia Moye Britton FKA Olivia D. Moye

Olivia Moye Britton FKA Olivia D. Moye

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen R. Britton and Olivia Moye Britton FKA Olivia D. Moye , 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 9th day of January, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY