THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1370964 DEEDWARR 01/16/2026 03:28:23 PM 2 pgs Fees: $13.00 Taxes: $4,717.50 20260116-0004184	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00 Affiant Subscribed and sworn to before me, this 14th day of January, 2026. Notary Public My Commission Expires:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Amy Ogden 2217B 11th Ave S, Nashville, TN 37204	Send Tax Bills to: ~~New Owner~~ United Wholesale Mtg 585 South Boulevard E Pontiac, MI 48341	Tax Information: Tax Parcel ID No. **105 13 3D 002.00**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Justin Wayne Palmer and Heather Brooks Palmer, husband and wife** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Ogden, a single person** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit B on the Plan of 2217 11th Avenue South Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20150225-0016281, 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 Justin Wayne Palmer and Heather Brooks Palmer, husband and wife by Deed dated July 26, 2021 from Andrew J. Pierce and Emma S. Pierce, husband and wife, recorded July 30, 2021, in Instrument Number 202107300103152, in the Official Records of Davidson County County, Tennessee.**

This is improved property commonly known as: 2217B 11th Ave S, Nashville, TN 37204

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHERE OF, Grantor has executed this instrument on this 14th day of January, 2026.

Justin Wayne Palmer

Heather Brooks Palmer

STATE OF Mississippi)
)
COUNTY OF Tippah)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Justin Wayne Palmer and Heather Brooks Palmer** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of January 2026.

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 114692 MARIAN PAULETTE PETERS Commission Expires Sept. 11, 2028 ALCORN COUNTY

Marian Paulette Peters
Notary Public
My Commission Expires: 9-11-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 26-25-32178