Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2826

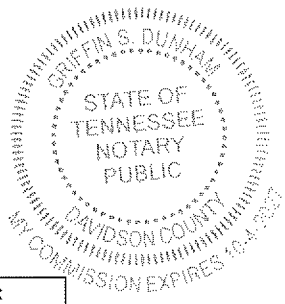
State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1371689 DEEDWARR
01/22/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260122-0005246

Subscribed and sworn to before me, this 20th day of January, 2026.

Notary Public
My Commission Expires:



Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Nicholas Spencer Coomer and Mackenzie Sample	Highlands Residential Mortgage, Ltd	147-15-0-199
498 Whispering Hills Drive	950 West Bethany Drive, Ste 800	
Nashville, TN 37211	Allen, TX 75013	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Carter Dorton and Kenoa L. Dorton, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nicholas Spencer Coomer and Mackenzie Sample, husband and wife**, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page 84, 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 Matthew Carter Dorton and Kenoa L. Dorton, husband and wife, by Warranty Deed from Julie Bellinger Brandstetter, a married person, dated April 23, 2020, of record in Instrument No 20200429-0044987, Register's Office for Davidson County, Tennessee.

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

This property is __X__ Improved or ____ Unimproved property known as 498 Whispering Hills Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of January, 2026.

Matthew Carter Dorton

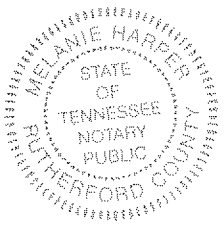
Kenoa L. Dorton

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Carter Dorton and Kenoa L. Dorton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Murfreesboro, TN, this 20th day of January, 2026.

Notary Public at Large
My Commission Expires: 6/22/26



Tennessee Certification of Electronic Document

I, Emma Howard, 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 1/20/2026 (date of document).

Affiant Signature

1/20/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of January, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL