THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39033-12-2025** Karen Johnson Davidson County Batch# 1375202 DEEDWARR 02/03/2026 08:03:30 AM 4 pgs Fees: $23.00 Taxes: $4,310.50 20260203-0007176	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,165,000.00. _____ Affiant Subscribed and sworn to before me this 28 day of January, 2026. _____ Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: Kyle Pence, Leslie Pence 4 Foxhall Close Nashville, TN 37215	**Send Tax Bills To:** Churchill Mortgage Corp. 1749 Mallory Lane Ste 100 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 117090A00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard G. Courtney and Elizabeth S. Courtney, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kyle Pence and Leslie Pence, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4 Foxhall Close, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 4, on the Plan of FOXHALL CLOSE, A PLANNED RESIDENTIAL DEVELOPMENT, as of record in Book 4860, Page 46, as amended in Book 5005, Page 136, and as further amended in Book 5380, Page 122, and Book 5839, Page 610, 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 Richard G. Courtney and Elizabeth S. Courtney, husband and wife, by deed dated December 20, 2024 from Debra Lynn Linn, Trustee of The Claire Schwartz Family Trust, of record in Instrument No. 20241227-0100494, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 4860, Page 46, as amended in Book 5005, Page 136, and as further amended in Book 5380, Page 122, and Book 5839, Page 610, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 4954, Page 586 as amended in Book 5832, Page 378; Book 5875, Page 873 and Book 8371, Page 444; as amended and restated in Instrument No. 20150226-0016797 as amended in Instrument No. 20171228-0132013, Instrument No. 20230707-0052100, Instrument No. 20250827-0068732, Register's Office for Davidson County, Tennessee.
4. Easement recorded in Book 5016, Page 553; Book 5016, Page 577 and Book 8371, Page 444, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6897, Page 51, Register's Office for Davidson County, Tennessee.
6. Order recorded in Book 6742, Page 468, Register's Office for Davidson County, Tennessee.
7. Easement for the flow of the waters of Sugartree Creek, and the rights of the public therein.
8. Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek, free from diminution or pollution.
9. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Sugartree Creek.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of January, 2026.

Richard G. Courtney

Elizabeth S. Courtney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard G. Courtney and Elizabeth S. Courtney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2026.

Notary Public

My Commission Expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 26 day of January, 2026.

Affiant Signature
Date 1.28.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027