Karen Johnson Davidson County
Batch# 1375857 DEEDWARR
02/04/2026 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20260204-0007969

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-8001-SL

STATE OF ~~TENNESSEE~~ Florida LM
COUNTY OF Broward

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

La'Paula Myles
Notary Public
State of Florida
Comm# HH284807
Expires 7/6/2026

Subscribed and sworn to before me, this the 29th day of January, 2026.

Notary Public
My Commission Expires: 07/06/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Warren Charles Holding 213 Walton Lane Madison, TN 37115	Canopy Mortgage, LLC 360 Technology Court #200 Lindon, UT 84042	051 15 0C 001.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Rebecca Page-Dolnick, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Warren Charles Holding, an unmarried man** (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 all of Lot No. 1, CLUSTER LOT DEVELOPMENT REVISED FINAL PLAT FOR SECT. 1 WALTON OAKS SUBDIVISION, as shown by plat appearing of record in Instrument No. 20011206-0134230, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rebecca Page-Dolnick, a single woman, by Warranty Deed from Manuel B. Lopez, Jr. and Valeria Lopez, husband and wife, of record in Instrument No. 20220124-0008782, in the Register's Office of Davidson County, Tennessee, dated December 30, 2021 and recorded on January 24, 2022.

This is improved property located at: **213 Walton Lane, Madison, TN 37115.**

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 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 29th day of January, 2026.

GRANTOR:

Rebecca Page-Dolnick

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rebecca Page-Dolnick, 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 29th day of January, 2026.

Notary Public
My Commission expires: 07/06/2026

La'Paula Myles
Notary Public
State of Florida
Comm# HH284807
Expires 7/6/2026

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).

Emma Howard
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

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL