This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-6819-AJ

Karen Johnson Davidson County
Batch# 1376765 DEEDWARR
02/05/2026 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260205-0008468

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this the 30th day of January, 2026.

Notary Public
My Commission Expires: 8-8-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathryn L. Mowry and Jonathan H. Mowry 200 Walden Village Lane Nashville, TN 37210	PennyMac Loan Services, LLC PO Box 6618 Suite 200 Springfield, OH 45501	106 05 0A 014.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Peggy J. Cooning, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Kathryn L. Mowry and Jonathan H. Mowry, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit 14 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for WALDEN VILLAGE, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20151207-0123161; Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Peggy Cooning, an unmarried person, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20160926-0101348, in the Register's Office of Davidson County, Tennessee, dated September 13, 2016 and recorded on September 26, 2016. John Lepter joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

This is improved property located at: 200 Walden Village Lane, Nashville, TN 37210

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said 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 I/we do covenant with the said Grantee that we are lawfully seized 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; 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, their 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:

Peggy J. Cooning

John Lepter

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Peggy J. Cooning and John Lepter, 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.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 2/2/2026 (date of document).

Affiant Signature

2/2/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2 day of February, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL