This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7990-TM

Karen Johnson Davidson County
Batch# 1377164 DEEDWARR
02/06/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260206-0008955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Jennifer C Lampman
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer C. Lampman 320 Old Hickory Boulevard #800 Nashville, TN 37221	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	128 12 0A 044.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Donald Kinsey and wife, Tari Kinsey** (individually and/or collectively, "Grantor"), transfer and convey unto **Jennifer C. Lampman, an unmarried woman** (individually and/or 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 Unit No. 44, Building No. 8, on the Plan of Section 6, Phase 1A, EAGLE RIDGE AT THE RESERVE CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as corrected in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 12 to the Master Deed, of record in Instrument No. 20020524-0063778, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Donald Kinsey and wife, Tari Kinsey, by Warranty Deed from Mary Gibson Van Zandt, unmarried, of record in Instrument No. 20130807-0082908, Register's Office for Davidson County, Tennessee, dated August 02, 2013, and recorded on August 07, 2013.

This is improved property located at: **320 Old Hickory Boulevard, #800, Nashville, TN 37221.**

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 3rd day of February, 2026.

GRANTOR:

Donald H. Kinsey

Tari Kinsey

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Denton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald H. Kinsey and Tari Kinsey, 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 3rd day of February, 2026.

GEORGIANNA BROOKS
NEWTON
Notary ID #132516348
My Commission Expires
June 10, 2028

Notary Public
My Commission expires: 6/10/28

GEORGIANNA BROOKS
NEWTON
Notary ID #132516348
My Commission Expires
June 10, 2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **February 3, 2026**.

Affiant Signature

02/03/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 3, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY