Karen Johnson Davidson County
Batch# 1378376 DEEDWARR
02/09/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260209-0009585

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7995-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

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

Notary Public
My Commission Expires: 5/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zachary Lee Andreae 401 Gingerwood Court Nashville, TN 37076	Movement Mortage, LLC 8024 Calvin Hall Road Indian Land Fort Mill, SC 29707	087 05 0B 013.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Grandview Custom Homes, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Zachary Lee Andreae, a single man** (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 Lot No. 13 on the Plan of WEMBLEY PARK, as shown on plat of record in Instrument No. 20230707-0052042, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Grandview Custom Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from The Lux Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20240105-0001272, in the Register's Office of Davidson County, Tennessee, dated January 05, 2024 and recorded on January 05, 2024.

Being part of the same property conveyed to The Lux Development Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from The Wise Group, Inc., a Tennessee corporation, of record in Instrument No. 20210129-0013204, in the Register's Office of Davidson County, Tennessee, dated January 26, 2021 and recorded on January 29, 2021.

Being part of the same property conveyed to Wise Group, Inc., a Tennessee corporation, by Substitute Trustee's Deed foreclosing Deed of Trust recorded as Instrument No. 20050606-0064068, from Gregory S. Gill, Substitute Trustee, of record in Instrument No. 20110523-0039460, in the Register's Office of Davidson County, Tennessee, dated May 19, 2011 and recorded on May 23, 2011.

Being part of the same property conveyed to Hermitage Developers, Inc., by Quitclaim Deed from Dwight Holland and wife, Bettye Klein Holland, of record in Instrument No. 20021231-0162618, in the Register's Office of Davidson County, Tennessee, dated December 09, 2002 and recorded on December 31, 2002.

Being part of the same property conveyed to Dwight Holland and wife, Bettye Klein Holland, by Warranty Deed from Pauline E. Binkley, unmarried, of record in Instrument

No. 20021104-0134999, in the Register's Office of Davidson County, Tennessee, dated October 30, 2002 and recorded on November 04, 2002.

This is improved property located at: **401 Gingerwood Court, Hermitage, TN 37076**

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 their 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 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 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:

Grandview Custom Homes, LLC, a Tennessee Limited Liability Company

By: _____
Steve Bone, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve Bone, Authorized Agent 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 is the Authorized Agent of Grandview Custom Homes, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of February, 2026.

CHARLES D LIGHTLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

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 2/3/2026 (date of document).

Affiant Signature

2/3/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 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