Karen Johnson Davidson County
Batch# 1378884 DEEDWARR
02/11/2026 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260211-0010336

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7840-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

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

Notary Public
My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Randi Laroux Christmon and Jason Samuel Christmon 2908 McCampbell Avenue Nashville, TN 37214	**New Owner** **2908 McDambell Avenue** **Nashville, TN 37214**	096 06 0 077.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert Alexander Bearden and Hannah Bearden, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Jason Samuel Christmon and wife, Randi Laroux Christmon** (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. 2 of the Plan of CLOVERHILL, SECTION NO. I, of record in Plat Book 2083, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Alexander Bearden and Hannah Bearden, husband and wife, by Warranty Deed from Nicholas Rice, married, of record in Instrument No. 20171107-0114654, in the Register's Office of Davidson County, Tennessee, dated October 06, 2017, and recorded on November 07, 2017.

This is improved property located at: **2908 McCampbell Avenue, Nashville, TN 37214**

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 28th day of January, 2026.

GRANTOR:
Robert Alexander Bearden

Robert Alexander Bearden

Hannah Bearden

Hannah Bearden

STATE OF Florida
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared * Robert Alexander Bearden and Hannah Bearden, 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 28th day of January, 2026.

JC

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

Notary Public
My Commission expires: 11/12/2028

Notarized remotely online using communication technology via Proof.

Produced Driver License as identification.

* by audio-visual communication,

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 28, 2026

Affiant Signature

30th day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

