This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8133-AP

Karen Johnson Davidson County
Batch# 1380714 DEEDWARR
02/13/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,552.15
20260213-0011712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$419,500.00~~.

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2026.

Notary Public
My Commission Expires: 2/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Erinn Callaghan<br>William J. Callaghan<br>7252 Highway 70S #1408<br>Nashville, TN 37221 | Guaranteed Rate, Inc.<br>3940 North Ravenswood Avenue<br>Chicago, IL 60613 | 142-07-0F-077-00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Heather C. Dye N/K/A Heather C. Tudor, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Erinn Callaghan, an unmarried woman, and William J. Callaghan, a married man, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element townhome unit situated in Davidson County, Tennessee, and further known as Unit 77, together with the appurtenant common elements of Bellevue Commons Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20000720-0071772; re-recorded as Instrument No. 20000828-0084760; and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Bellevue Commons, attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Bellevue Commons Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Heather C. Dye, an unmarried woman by Warranty Deed from Steve Beesley, an unmarried man, dated March 5, 2021, recorded March 10, 2021, of record in Instrument No. 20210310-0031600; as corrected in Instrument No. 20210407-0045838, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by statute.

This is improved property located at: **7252 Highway 70 South, 1408, 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 12th day of February, 2026.

GRANTOR:

Heather C. Tudor

Heather C. Tudor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather C. Tudor, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of February, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

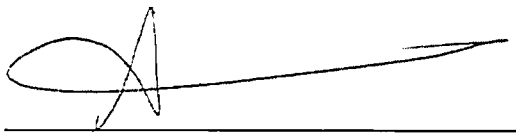
Notary Public
My Commission expires: 3/3/26



202602130011712

# 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 2-12-2025.



Affiant Signature — Date: 2-12-2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2-12-2025.



Notary's Signature

My Commission Expires: 9-21-26




Notary's Seal