This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8130-TM

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-3817

Karen Johnson
Batch # 1380818
02/13/2026 02:50:59 PM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20260213-0011863

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2026.

Notary Public
My Commission Expires: 1-22-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erin Stender 3817 Bryce Road Nashville, TN 37211	New owner	172 15 0A 155.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jason K. Winningham and Krista L. Winningham, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Erin Stender, unmarried** (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. 239 on the Plan of Holt Woods, Section Ten, of record in Book 9700, Pages 281 & 282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jason K. Winningham and Krista L. Winningham, husband and wife, by Warranty Deed from Ryan R. Crouse and Katherine H. Crouse, husband and wife as tenants by entirety, of record in Instrument No. 20180511-0045238, in the Register's Office of Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.

This is improved property located at: **3817 Bryce Road, Nashville, TN 37211**

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 10th day of February, 2026.

GRANTOR:

Jason K. Winningham

Krista L. Winningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason K. Winningham and Krista L. Winningham, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of February, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029