This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-8147-AJ

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Fayette

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Laura Graves
Affiant

Subscribed and sworn to before me, this the 18th day of February, 2026.

Rebecca Peyyala
Notary Public
My Commission Expires: 04/14/2026

REBECCA PEYYALA
Notary Public - State at Large
KENTUCKY - Notary ID # KYNP49045
My Comm. Expires 04-14-2026

Karen Johnson Davidson County
Batch# 1384174 DEEDWARR
02/23/2026 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20260223-0014279

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura Graves 334 Primrose Lane Winchester, KY 40391	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	050 02 0D 049.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Andrew J. Sharp, Jr., Trustee of Nathan Allen Sharp Trust dated June 16, 2022** (individually and/or collectively, "Grantor"), transfer and convey unto **Laura Graves, 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. 49 on the Plan of THORNTON GROVE TOWNHOMES, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20200608-0058652, and First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for THORNTON GROVE and Declaration of Covenants, Conditions and Restrictions for THORNTON GROVE TOWNHOMES, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747 and Amendment to Declaration recorded in Instrument No. 20230703-0050616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Joseph Sharp, Trustee of the Nathan Allen Sharp Trust U/A/D 6/16/2022, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20220629-0074923, in the Register's Office of Davidson County, Tennessee, dated June 27, 2022 and recorded on June 29, 2022.

This is improved property located at: **2935 Winterberry Drive, Unit 12, Nashville, TN 37207**

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 18th day of February, 2026.

GRANTOR:

Nathan Allen Sharp Trust dated June 16, 2022

By: _____
Andrew J. Sharp, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson (TN)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew J. Sharp, Jr., Trustee of Nathan Allen Sharp Trust dated June 16, 2022, 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 18th day of February, 2026.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202602230014279

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 2/18/2026 (date of document).

Affiant Signature

2/18/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18 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