Karen Johnson Davidson County
Batch# 1386159 DEEDWARR
02/26/2026 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,773.15
20260226-0015478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 day of February, 2026.

(Affix Seal) Notary Public

My Commission Expires:

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

2026-01-3758

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Justin Weiss and Lauren Nossett 2247 Greenwood Avenue Nashville, TN 37206	NEW OWNER	Map/Parcel 083-03-4B-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ricky Biggs and Kelly Biggs, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Weiss, unmarried man, and Lauren Nossett, unmarried woman, as joint tenants with rights of survivorship,** hereinafter called the GRANTEE, their heirs and assigns, that 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. B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 2245 Greenwood, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument 20151228-0129706, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky Biggs and Kelly Biggs, husband and wife by Warranty Deed from Joseph A. Kruse, a married person of record in Instrument No. 20180510-0044932 Register's Office for Davidson County, Tennessee, dated May 07, 2018 and recorded on May 10, 2018.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2247 Greenwood Avenue, Nashville, TN 37206.

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 the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, 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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 23rd day February, 2026.

Ricky Biggs

Kelly Biggs

STATE OF NORTH CAROLINA
COUNTY OF WAKE

On this 23 day of February, 2026, before me personally appeared Ricky Biggs and Kelly Biggs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of February, 2026.

Notary Signature
My commission expires: 03.28.2026

ANURAG VISHNOI
Commission Expires
NOTARY
PUBLIC
Mar. 28, 2026
WAKE COUNTY, NC

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Addie Dilworth, 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 **February 23, 2026**.

Date

Affiant Signature

02/26/2026
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **26th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)