This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $398,438.00.

Affiant

Subscribed and sworn before me this the 26 day of February, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1389017 DEEDWARR
03/05/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,474.22
20260305-0017737

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Jennings 919 West Eastland Ave. Nashville, TN 37206	Primis Mortgage 5535 Currituck Dr. Ste. 120 Wilmington, NC 28403	082-08-0 113.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALEXANDRA LYNN HOLLOMBE, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN MICHAEL JENNINGS, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 9, Map of Subdivision of South Portion of Richmond Subdivision, as shown on plat of record in Plat Book 974, Page 19, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alexandra Lynn, a married woman, by Warranty Deed from Wendy Lee Wilson, unmarried, dated 1/22/20015 and recorded 1/26/2015 in Instrument No. 20150126-0007092, Register's Office for Davidson County, Tennessee.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Alexandra Lynn Hollombe and Alexandra Lynn are the one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 919 West Eastland Ave., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 26 day of February, 2026.

Alexandra Lynn Hollombe by Gracie Hollombe Vandiver as Attorney-in-Fact

Alexandra Lynn Hollombe by Gracie Hollombe Vandiver as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Gracie Hollombe Vandiver with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alexandra Lynn Hollombe by Specific POWER OF ATTORNEY dated 02/13/2026, and who acknowledged that he executed the same as the free act and deed of Alexandra Lynn Hollombe.

Witness my hand and official seal this 26 day of February, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/26/26. (date of document).

Affiant Signature

3/5/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

