Karen Johnson Davidson County
Batch# 1389080 DEEDWARR
03/05/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20260305-0017817

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $424,900.00. Affiant Subscribed and sworn to before me, this the 2nd day of March, 2026. Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Block and Efimia Nelson	Movement Mortgage, LLC	091-05-0W-050.00-CO
700 James Avenue #36	8024 Calvin Hall Road	
Nashville, TN 37209	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIANNA B. MONTY NKA BRIANNA GARRETT, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW BLOCK, UNMARRIED AND EFIMIA NELSON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 50, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for James Robertson Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20170501-0042517, Register's Office for Davidson County, Tennessee, and Joinder to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170829-0088856, Register's Office for said County, to which reference is hereby made for a more particular description of said property. By Amended and Restated Master Deed, the name of the James Robertson Townhomes was changed to read The Rows at the Annex, of record at Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacob L. Wade, An Unmarried Man and Brianna B. Monty, An Unmarried Woman by Warranty Deed from 670 James Avenue, LLC of record in Instrument No. 20190426-0038365 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 26, 2019.

Being the same property conveyed to Brianna B. Monty, an unmarried woman by Quitclaim Deed from Jacob L. Wade, an unmarried man of record in Instrument No. 20201002-0114090 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on October 02, 2020. Brianna B. Monty being now known as Brianna Garrett.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 700 James Avenue #36, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of March, 2026.

Brianna Garrett

STATE OF NORTH CAROLINA
COUNTY OF Moore

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brianna Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2026.

Notary Public

My Commission Expires: 16 Nov 2026

TABITHA NICOLE BRANSON
NOTARY
MY COMMISSION EXPIRES 11/16/2026
PUBLIC
CHATHAM COUNTY, N.C.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 2. 2026

Affiant Signature

5th day of March, 2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

