Karen Johnson Davidson County
Batch# 1392589 DEEDWARR
03/13/2026 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260313-0020115

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8005-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2026.

Notary Public
My Commission Expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Josie Leigh Carpenter and Brian Michael Carpenter 1283 Brentwood Highlands Drive Nashville, TN 37211	FIRST BANK 722 COLUMBIA AVE FRANKLIN, TN 37064	172 04 0A 106.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jacqueline Fountain and Ryan J. Forber, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Brian Michael Carpenter and Josie Carpenter, husband and wife** (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. 99 on the Plan of PHASE THREE, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS) of record in Plat at Instrument No. 20010920-0101749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacqueline Fountain and Ryan J. Forber, wife and husband, by Quitclaim Deed from Jacqueline Fountain, a married woman, of record in Instrument No. 20200309-0025953, in the Register's Office of Davidson County, Tennessee, dated March 02, 2020, and recorded on March 09, 2020.

Being the same property conveyed to Jacqueline Fountain, an unmarried woman, by Warranty Deed from Kevin R. Hansen and Mary S. Hansen, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, of record in Instrument No. 20190321-0025625, in the Register's Office of Davidson County, Tennessee, dated March 20, 2019, and recorded on March 21, 2019.

This is improved property located at: **1283 Brentwood Highlands Drive, 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 11th day of March, 2026.

GRANTOR:

Jacqueline Fountain
Signed with Stavvy
Jacqueline Fountain

Ryan J. Forber
Signed with Stavvy
Ryan J. Forber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Jacqueline Fountain and Ryan J. Forber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that he/she electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of March, 2026.

Jim Myers
Signed with Stavvy

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 8, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Notary Public
My Commission expires: 11/ 8/2028

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 12. 2026

Affiant Signature

13th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESTONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028