This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-8288-MC

Karen Johnson Davidson County
Batch# 1394958 DEEDWARR
03/19/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20260319-0021782

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2026.

Notary Public
My Commission Expires: 3-21-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason M. Surzyn and Chaney R. Johnson 220 Foxley Court Nolensville, TN 37135	SWBC Mortgage Corporation 9311 San Pedro Ave Suite 100 San Antonio, TX 78216	186-4-A-236.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Chad J. Letson and Allison A. Letson, F/K/A Allison A. Good, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Jason M. Surzyn and Chaney R. Johnson, 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 all of Lot No. 431, Final Plat, Phase 2D, Section 1, Burkitt Place, according to survey and plat of same appearing of record in Instrument No. 20111213-0097045, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chad J. Letson, an unmarried man and Allison A. Good, an unmarried woman by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated May 9, 2012, recorded May 29, 2012, of record in Instrument No. 20120529-0045885, Register's Office for Davidson County, Tennessee.

Allison A. Letson and Allison A. Good is one and the same person.

This is improved property located at: **220 Foxley Court, Nolensville, TN 37135**

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 17th day of March, 2026.

GRANTOR:

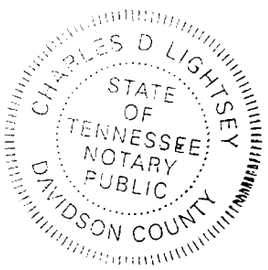
Chad J. Letson

Allison A. Letson, F/K/A Allison A. Good

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Chad J. Letson and Allison A. Letson,** 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of March, 2026.



Notary Public
My Commission expires: 1/22/30

I, Kirsten Virden, 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 03/17/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 03/17/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

