Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

Karen Johnson
Batch # 1395042
03/19/2026 09:49:12 AM
Fees: $13.00 Taxes: $999.00

Davidson County
DEEDWARR
2 pgs

20260319-0021883

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8096-AJ

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Kim Graves
Affiant

Subscribed and sworn to before me, this the 18th day of March, 2026.

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kayla R Johnson
Notary Public
My Commission Expires: 7/27/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tayanna Sims 1140 Brittany Park Lane Nashville, TN 37013	Neighborhood Loans 1111 Butterfield Rd, Ste 100 Downers Grove, IL 60515	162 12 0A 071.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Dolores C. Newcomb, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Tayanna Sims, an unmarried woman** (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. 71 on the Plan of BRITTANY PARK, PHASE II, of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Dolores C. Newcomb, a single woman, by Quitclaim Deed from Dolores C. Newcomb who erroneously acquired title as Delores C. Newcomb, a single woman, of record in Instrument No. 20151203-0121948, in the Register's Office of Davidson County, Tennessee, dated November 20, 2015, and recorded on December 03, 2015.

Being the same property conveyed to Delores C. Newcomb, unmarried, by Warranty Deed from Carlton Enterprises, Inc., a Tennessee corporation, of record in Instrument No. 20000131-0010018, in the Register's Office of Davidson County, Tennessee, dated January 27, 2000, and recorded on January 31, 2000.

This is improved property located at: **1140 Brittany Park Lane, Nashville, TN 37013**

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 18th day of March, 2026.

GRANTOR:

Dolores C. Newcomb

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dolores C. Newcomb, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of March, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029