Warranty Deed

Karen Johnson Davidson County Batch# 1395523 DEEDWARR 03/20/2026 03:12:30 PM 3 pgs Fees: $18.00 Taxes: $3,219.00 20260320-0022482	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $870,000.00. Affiant Subscribed and sworn to before me, this the 19th day of March, 2026. Notary Public My commission expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

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:
Kevin Turner and Evan Bryan	Fairway Independent Mortgage Corporation	073-01-0-187.00
3907 Ivy Dr.	9550 Carothers Pkwy, Suite 220	
Nashville, TN 37216	Franklin, TN 37067	

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, **CHRISTINA HURTADO A/K/A CHRISTINA HURTADO ANGEL, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN TURNER AND EVAN BRYAN, A MARRIED COUPLE,** 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 Lot No. 65 on the Plan of Moss Rose Heights, Sections III and IV, of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dewayne E. Henson and wife, Karen L. Ingram, his wife, tenants by entirety by Warranty Deed from Sammy L. Richards, Jr. and wife, Terry A. Richards of record in Book 10232, Page 931, Register's Office for Davidson County, Tennessee, dated August 30, 1996 and recorded on October 22, 1996.

Being the same property conveyed to Dewayne E. Henson and Catherine A. Henson, husband and wife, as tenants by the entirety by Quitclaim Deed from Dewayne E. Henson and Catherine A. Henson, husband and wife, and Karen L. Ingram, an unmarried woman of record in Instrument No. 20150417-0034320 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on April 17, 2015.

Being the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Dewayne E. Henson and Catherine A. Henson, Husband and Wife of record in Instrument No. 20250926-0077038 Register's Office for Davidson County, Tennessee, dated September 24, 2025 and recorded on September 26, 2025.

Being the same property conveyed to Christina Hurtado Angel, Unmarried by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20250929-0077136 Register's Office for Davidson County, Tennessee, dated September 26, 2025 and recorded on September 29, 2025.

The signature of Christina Hurtado is signed by his/her duly appointed Attorney-in-fact, Dafne Hurtado, pursuant to the Power of Attorney recorded in Instrument #____202603200022481___ said Register's Office.

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 3907 Ivy Drive, Nashville, TN 37216, 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 19th day of March, 2026.

Christina Hurtado AKA Christina Hurtado Angel
by Dafne Hurtado, Attorney-in-fact Dafne Hurtado

Christina Hurtado AKA Christina Hurtado Angel
by Dafne Hurtado, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dafne Hurtado, as attorney in fact for Christina Hurtado AKA Christina Hurtado Angel, 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 19th day of March, 2026.

Courtney Moore
Notary Public

My Commission Expires: 1-24-29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 _____ (date of document).

_____

Affiant Signature

_____

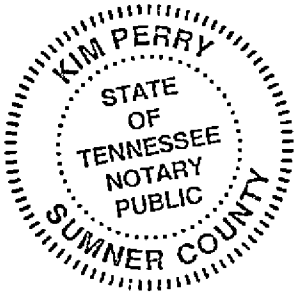
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this _____ day of

_____, 20_____.



_____

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29