WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402460 DEEDWARR
04/07/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260407-0027696

File #26-TC-1613-C

(SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/15/28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis Hall	**UWM, LLC**	
(NAME)	(NAME)	**172 08 0B 022.00**
1613 Celebration Way	**PO Box 6140**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Carol Stream, IL 60197**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BEN GOLD, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TRAVIS HALL, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of REVISED FINAL PLAT, PHASE ONE, BRIDLE DOWNS, of record in Plat Book 6900, Pages 701-703, corrected in Book 8169, Page 240, 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 Ben Gold, An Unmarried Man, by Warranty Deed from Nopel Idris Ahmed, now known as Nopel Idris Stella, A Married Woman of record in Instrument No. 20211022-0141792, in the Register's Office of Davidson County, Tennessee, dated October 15, 2021, and recorded on October 22, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED FINAL PLAT, PHASE ONE, BRIDLE DOWNS, as recorded in Plat Book 6900, Page(s) 701-703 and corrected in Book 8169, Page 240.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY PLAT, PHASE ONE, BRIDLE DOWNS, as recorded in Plat Book 6900, Pages 545-548.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7448, Page 772, as amended Book 8814, Page 631; Book 9818, Page 68 and Book 9873, Page 497.
* Easement for Sanitary Sewer, recorded in Book 7797, Page 477.
* Easement for Water Main, recorded in Book 7797, Page 485.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 7266, Page 813.
* Charter for Bridle Downs Homeowners Corporation recorded in Book 8814, Page 604.
* Common Open Space Deed recorded in Book 8838, Page 983.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **BEN GOLD**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 1613 Celebration Way, Nashville, TN 37211.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st day of April, 2026.

Ben Gold by John Bishop, Attorney-In-Fact

Ben Gold by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **BEN GOLD**, and who acknowledged he/she/they executed the same as the free act and deed of the said **BEN GOLD**.

Witness my hand and official seal this **1st** day of **April, 2026.**

Notary Signature
My Commission Expires: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

Certificate of Authenticity

I, Joshua A. Terry, 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 4/1/26.

Affiant Signature – Joshua A. Terry

4/2/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/2/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27