Karen Johnson Davidson County
Batch# 1406206 DEEDWARR
04/16/2026 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20260416-0031294

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8517-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $492,000.00.

Jarrett Kennon
Affiant

Subscribed and sworn to before me, this the 10th day of April, 2026.

Notary Public
My Commission Expires: 1-22-30

COURTNEY JARBEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allison N. Murry 1932 UPLAND DR. NASHVILLE, TN 37216	LEGACY HOME LOANS 408 HIGHWAY 76 WHITE HOUSE, TN 37188	072 12 0 309.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Alfred Holden, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Allison N. Murry, 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. 96, on the Plan of SECTION II, BURCHWOOD GARDENS, as shown on plat of record in Plat Book 2900, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Alfred Holden, An Unmarried man, by Warranty Deed from Jeff Lewis, Unmarried, of record in Instrument No 20150130-0009073, in the Register's Office of Davidson County, Tennessee, dated January 14, 2015 and recorded on January 30, 2015.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **1932 Upland Drive, Nashville, TN 37216**

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 6th day of April, 2026

GRANTOR:

Alfred Holden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alfred Holden, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of April, 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

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 April 10. 2026

Affiant Signature

16th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

