This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-8596-SL

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
219 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1408243 DEEDWARR
04/20/2026 09:26:30 AM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20260420-0031991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $705,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2026.

Notary Public
My Commission Expires: 03/20/28

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Leonidas Tye and Sarah Regina Friday 301 Bramblewood Drive Nashville, TN 37211	NEW OWNER	147 05 0 123.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Derek Richard Wolf and Allyson Grace Wolf, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Jacob Leonidas Tye and Sarah Regina Friday, a married couple** (individually and 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. 436 on the Plan of SECTION SIX, CRIEVE HALL ESTATES of record in Plat Book 2331, Page 1 & 2, 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 Derek Richard Wolf and Allyson Grace Wolf, husband and wife, by Warranty Deed from Christi French and William French, wife and husband, of record in Instrument No 20191231-0134876, in the Register's Office of Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019.

This is improved property located at: **301 Bramblewood Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 15th day of April, 2026.

GRANTOR:

Derek Richard Wolf

Allyson Grace Wolf

STATE OF TENNESSEE
COUNTY OF Loudon

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derek Richard Wolf and Allyson Grace Wolf, 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 15th day of April, 2026.

Notary Public Caroline Anderson
My Commission expires: 4-11-2029

CAROLINE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 04-11-2029