This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8779-MC

Karen Johnson Davidson County
Batch# 1411120 DEEDWARR
04/24/2026 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260424-0034985

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2026.

Notary Public
My Commission Expires: 3/21/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony Foreman and Michelle Foreman 7486 Deer Ridge Road Primm Springs, TN 38476	NEW OWNER	115 05 0 059.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Marjorie J. Bass, an unmarried woman,** (individually and/or collectively, "Grantor"), transfer and convey unto **Anthony Foreman and Michelle Foreman, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 150 on the plan of WEST MEADE HILLS, SECTION V, as of record at Plat Book 3300, Page 98, Register's Office for said County.

Said Lot No. 150 fronts 240.0 feet along the Easterly margin of Pennywell Drive, as measured on a curve, and extends back 214.84 feet on the Northerly line and 296.24 feet on the Southerly line to a dead line in the rear on which it measures 105.72 feet.

Being the same property conveyed to William E. Bass and wife, Marjorie J. Bass, by Warranty Deed from Edwin A. Groves and James Lee, of record in Book 7445, Page 771, in the Register's Office of Davidson County, Tennessee, dated January 07, 1988 and recorded on January 08, 1988. The said William E. Bass died on March 08, 2025, leaving Marjorie J. Bass as surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **6844 Pennywell Drive, Nashville, TN 37205**

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 20th day of April, 2026
.

GRANTOR:

Marjorie Bass

Marjorie J. Bass

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Marjorie J. Bass**, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of April, 2026.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2029

I, Kirsten Virden, 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 04/20/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/20/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM