This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-8734-AP

Karen Johnson Davidson County
Batch# 1412242 DEEDWARR
04/28/2026 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,711.23
20260428-0037247

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $462,495.00.

B. Cooley
Affiant

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

Jade Floyd
Notary Public
My Commission Expires: 05/14/27

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maxwell W. Dodson Avery M. Poque 1812 Stewart Place Nashville, TN 37203	New Owners	105-11-0-075

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sherryl Fuqua, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Maxwell W. Dodson, an unmarried man, and Avery M. Poque, an unmarried woman, ½ undivided interest each as tenants in common** (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 all of Lot No. 9, Plat of Hamilton Property, Subdivision of Lot No. 15 and Resubdivision of Parts of Lots Nos. 11, 12 and 13, Horton Plan, according to survey and plat of same appearing of record in Book 974, page 91, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sherryl Fuqua by Quitclaim Deed from Paul J. Fuqua, Jr., Steve J. Fuqua, Sherryl Fuqua and Stacey J. Fuqua, the four beneficiaries of the Estate of Mary Ann Fuqua, and Paul J. Fuqua, Jr., Steve J. Fuqua and Sherryl Fuqua, the three Co-Executors of the Estate of Mary Ann Fuqua, dated June 20, 2006, recorded July 21, 2006, of record in Instrument No. 20060721-0088385, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1812 Stewart Place, Nashville, TN 37203**

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 21st day of April, 2026

GRANTOR:

Sherryl Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sherryl Fuqua, 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 21st 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

True Copy Certification

I, Yvette Meldrum, 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 21, 2026.

YM

Signature

April 21, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this 21st day of April, 2026.

Jade Floyd

Notary's Signature

My Commission Expires: 05/14/2027

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY