Karen Johnson Davidson County
Batch# 1412289 DEEDWARR
04/28/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260428-0037462

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-8816-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2026.

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9-7-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Latara Holt 5101 Ryan Allen Circle Nashville, TN 37189	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	041-01-0A-021-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Randal P. Vanvooren and Shelly J. Vanvooren, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Latara Holt, a single woman** (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 all of Lot No. 21, Final Plat, Phase One, Cobblestone Creek, according to survey and plat of same appearing of record in Instrument No. 20040804-0093431; as corrected in Instrument No. 20041022-0127319, in the Register's Office for Davidson County, Tennessee, to which plat and correction references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Shelly J. Vanvooren and Randal P. Vanvooren, wife and husband by Warranty Deed from Henley Richards and Roslyn W. Richards, married, dated August 19, 2016, recorded August 24, 2016, of record in Instrument No. 20160824-0088705, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5101 Ryan Allen Circle, Nashville, TN 37189.**

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 25th day of April, 2026.

GRANTOR:

Randal P. Vanvooren

Shelly J. Vanvooren

STATE OF MICHIGAN
COUNTY OF ~~MENOMINEE~~ MENOMINEE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randal P. Vanvooren and Shelly J. Vanvooren, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **25**th day of April, 2026.

VICTORIA F SWANSON
Notary Public, State of Michigan
County of Menominee
My Commission Expires June 30, 2029
Acting in the County of MENOMINEE

Notary Public
My Commission expires: 6-30-2029

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 4/25, 2026.

Affiant
Date: April 28, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28 day of April 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.