This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9110-AP

Karen Johnson Davidson County
Batch# 1426494 DEEDWARR
05/28/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20260528-0048544

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Affiant

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me, this the 27th day of May, 2026.

Notary Public
My Commission Expires: 4.22.29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Philip Pursley 209 Rosehill Drive Goodlettsville, TN 37072	Same	025-08-0-005

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jonathan Derek Saunders, Jeremy Dale Hamilton, Kelci Erin Biggs, James Dalton Hamilton, and Hope Danielle Hamilton** (individually and/or collectively, "Grantor"), transfer and convey unto **Philip Pursley** (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. 89, Section One, Ranchwood Estates, according to survey and plat appearing of record in Plat Book 2900, page 125, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jonathan Derek Saunders, Jeremy Dale Hamilton, Kelci Erin Biggs, James Dalton Hamilton and Hope Danielle Hamilton, as tenants in common, with a Life Estate to Ronald Hamilton by Administrator's Deed from Jonathan Derek Saunders, Administrator C.T.A. for the Estate of Haskell Dale Hamilton, Seventh Circuit Court for Davidson County, Tennessee, Probate Court, Docket No. 23P-1080, dated October 31, 2023, recorded February 20, 2024, of record in Instrument No. 20240220-0011169, Register's Office for Davidson County, Tennessee. The said Ronald Hamilton having since conveyed his Life Estate to Jonathan Derek Saunders, Jeremy Dale Hamilton, Kelci Erin Biggs, James Dalton Hamilton and Hope Danielle Hamilton by Quitclaim Deed and Release of Life Estate of record in Instrument No. 20260413-0029904, said Register's Office.

This is improved property located at: **209 Rosehill Drive, Goodlettsville, TN 37072**

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 27th day of May, 2026

GRANTOR:

Jonathan Derek Saunders

Jeremy Dale Hamilton

Kelci Erin Biggs

James Dalton Hamilton

Hope Danielle Hamilton

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy Dale Hamilton, Kelci Erin Biggs, and James Dalton Hamilton, 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 **26**th day of May, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-9-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Derek Saunders and Hope Danielle Hamilton, 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 27th day of May, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-9-2028

202605280048544

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 5.27.26 (date of document).

Affiant Signature

May 28, 2026
Date

State of Tennessee

County of Sumner

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

Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1.22.29