This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8731-MC

Karen Johnson Davidson County
Batch# 1426925 DEEDWARR
06/01/2026 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260601-0049108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

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

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Magnolia House-Tennessee, LLC 7486 Deer Ridge Road Primm Springs, TN 38476	NEW OWNER	126 16 0A 118.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jennifer Weatherly, an unmarried woman, and Candy Beaird, an unmarried woman** ("Grantor"), transfer and convey unto **The Magnolia House-Tennessee, LLC, a Tennessee Limited Liability Company** (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(s) 118, as shown on the map entitled the Plan of RIVERWALK, PHASE 1A, SECTION 1 AND PHASE 1B, SECTION 1, of record in Instrument No. 20011023-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Candy Beaird and Jennifer Weatherly, as Joint Tenants with Right of Survivorship, by Warranty Deed from Wayne Edward Leeloy and Christian Wilson Leeloy, of record in Instrument No. 20130604-0056628, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013, and recorded on June 04, 2013.

This is ☒ improved or ☐ unimproved property located at: **6832 Bridgewater Drive, Nashville, TN 37221**

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 28th day of May, 2026.

GRANTOR:

Jennifer Weatherly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jennifer Weatherly** 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 28 day of May, 2026.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April 2026.

GRANTOR:

Candy Beaird

Candy Beaird

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Candy Beaird,** 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 16th day of April, 2026.

Diana Navejas Sanchez

Notary Public
My Commission expires: 3/06/2034

DIANA NAVEJAS SANCHEZ NOTARY PUBLIC MY COMMISSION EXPIRES 03/06/2034 STATE OF SOUTH CAROLINA

Certificate of Authenticity

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 5-28-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-28-2026

State of Tennessee

County of Davidson

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

202606010049108