Karen Johnson Davidson County
Batch# 1427657 DEEDWARR
06/03/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20260603-0050164

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $870,000.00 Jennifer Russell Affiant Subscribed and sworn to before me, this 28th day of May, 2026. Linzie Hahn Notary Public My commission expires: —

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jennifer Kaufman	**Loanhouse Mortgage Capital**	**118012I00100CO**
929 Montrose Ave	**200 E Las Olas Blvd, Suite #1270**	
Nashville, TN 37204	**Ft Lauderdale, FL 33301**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kristen Drewry Wylder, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Kaufman, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 929, of Homes at 929 Montrose Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 929 Montrose A venue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190329-0028840, as amended in Instrument No. 20211222-0169235, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kristen Drewry Wylder, unmarried, by Warranty Deed from Rick Fisher, appointed Trustee of The 929 Montrose Trust, dated February 11, 2019, dated May 21, 2024, of record in Instrument No. 20240523-0038475, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Todd Gelfand, Trustee of The 929 Montrose Trust dated February 11, 2019, by Warranty Deed from Michael Burgin, married, dated February 15, 2019, of record in Instrument No. 20190220-0015515, in the Register's Office for Davidson County, Tennessee. Todd Gelfand having since appointed Rick Fisher as an authorized Trustee pursuant to that certain Trustee Directive dated May 20, 2024, as authorized in the initial Trust referenced herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 929 Montrose Ave, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

K Wylder Date: 5/28/21

Kristen Drewry Wylder

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kristen Drewry Wylder, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/24

MARK B LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, _____, 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 5/28/26.

Date

_____

Affiant Signature

5/28/26

Date

State of TN

County of Williamson

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

_____

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029