This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-8619-SL

Karen Johnson Davidson County
Batch# 1429899 DEEDWARR
06/09/2026 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20260609-0052123

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2026.

Notary Public
My Commission Expires: 10-4-2027

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Trameka Lane, Trustee of The Joseph Davis Special Needs Trust dated April 10, 2026 5510 County Drive Unit 22 Nashville, TN 37211	The New Owner	162 09 0A 022.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Terry G. Seay, surviving spouse of Wanda R. Seay** (individually and/or collectively, "Grantor"), transfer and convey unto **Trameka Lane, Trustee of The Joseph Davis Special Needs Trust dated April 10, 2026** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium in Davidson County, Tennessee, being Unit No. 22 of the HICKORY VALLEY CONDOMINIUMS, PHASE 2, a horizontal property regime, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4659, Page 32, and as Clarification in Book 4937, Page 429, and in Book 5001, Page 394, said Register's Office, Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4659, Page 39, Register's Office for Davidson County, Tennessee, together with the undivided percentage in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the site plan of HICKORY VALLEY CONDOMINIUMS, PHASE 2, of record in Book 4460, Page 133, and as also shown in Book 4300, Page 197, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Terry G. Seay and wife, Wanda R. Seay, by Warranty Deed from Mary E. McCarthy, unmarried, David J. McCarthy and Laura L. McCarthy, husband and wife, as tenants in common with right of survivorship, of record in Instrument No. 20170828-0088344, in the Register's Office of Davidson County, Tennessee, dated August 25, 2017, and recorded on August 28, 2017. The Said Wanda R. Seay died on February 25, 2024, leaving Terry G. Seay as surviving tenant by the entirety.

This is improved property located at: **5510 Country Drive, 22, Nashville, TN 37211**

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 3rd day of June, 2026

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GRANTOR: Terry G. Seay

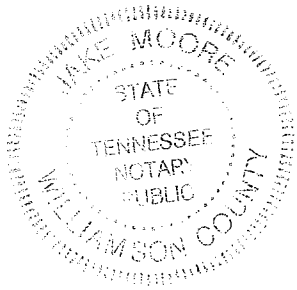
Terry G. Seay

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry G. Seay, 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 3rd day of June, 2026.

Notary Public
My Commission expires: 9-21-26



202606090052123

Certificate of Authenticity

I, Tuwana J. Bryant, do hereby make an 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 June 3, 2026

Tuwana J. Bryant

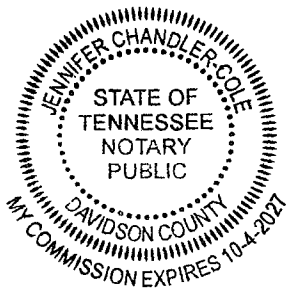
Name: Tuwana J. Bryant
Title: **Authorized Agent**

Date June 5, 2026

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on June 5, 2026

Jennifer Chandler-Cole
Notary Public



My Commission Expires: 10/04/2027