Karen Johnson Davidson County
Batch# 1437510 DEEDWARR
06/24/2026 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260624-0056876

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8844-KP

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant
Subscribed and sworn to before me, this the 15th day of June, 2026.

Notary Public
My Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan D. Figurski and Rachael P. Langtim 8273 Boone Trce Nashville, TN 37221	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	126 15 0B 196.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Stephen David Graham and Maureen Ellen Graham, Trustees of The Stephen David Graham and Maureen Ellen Graham Revocable Living Trust dated September 24, 2025** (individually and/or collectively, "Grantor"), transfer and convey unto **Nathan D. Figurski and Rachael P. Langtim, husband and wife** (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 Lot No. 27 on the Plan of Section Two, Lexington Point Subdivision, as of record in Instrument No. 20010515-0049954, as amended by Surveyor's Certificate of Correction in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen David Graham and Maureen Ellen Graham, as Trustees of The Stephen David Graham and Maureen Ellen Graham Revocable Living Trust, dated September 24, 2025, by Quitclaim Deed from Stephen Graham and Maureen Graham, husband and wife, of record in Instrument No. 20251020-0083165, in the Register's Office of Davidson County, Tennessee, dated October 18, 2025 and recorded on October 20, 2025.

Being the same property conveyed to Stephen Graham and Maureen Graham, husband and wife, by Warranty Deed from Drake De Tomasi and Megan De Tomasi, husband and wife, of record in Instrument No. 20210121-0009262, in the Register's Office of Davidson County, Tennessee, dated January 20, 2021 and recorded on January 21, 2021.

This is improved property located at: **8273 Boone Trce, 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 their 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 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 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 ~~15th~~ 12th day of June, 2026.

GRANTOR:

The Stephen David Graham and Maureen Ellen Graham Revocable Living Trust dated September 24, 2025

By: _____
Stephen David Graham, Trustee

By: _____
Maureen Ellen Graham, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen David Graham, Trustee and Maureen Ellen Graham, Trustee 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 are the Trustees of The Stephen David Graham and Maureen Ellen Graham Revocable Living Trust dated September 24, 2025, the maker, and is execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of June, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/22/30

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 15. 2026

Affiant Signature

23rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606240056876