THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554577**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2026. Notary Public My Commission Expires: 5/19/30

Karen Johnson Davidson County
Batch# 1438141 DEEDWARR
06/25/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260625-0057397

B CORTEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-19-2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carly Olds and Gunnar Ebeling 3060 Buenaview Boulevard Nashville TN 37218	~~New Owner~~ Guild Mortgage Co 1133 Ocean Ave Lakewood, NJ 08701	Tax Parcel ID No. 059-05-0-128.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Cabe Willis and Molly Lane Willis, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carly Olds and Gunnar Ebeling, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 133, as shown on the map entitled Buena Vista Estates Section 4, of record in Plat Book 4300, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSHUA CABE WILLIS AND MOLLY LANE WILLIS, HUSBAND AND WIFE, by deed from DDM PROPERTIES AND INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170206-0012498, dated February 3, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 059-05-0-128.00.

Restrictive Covenants contained in instrument of record in Book 4484, page 533, said Register's Office.

Matters shown on the Plan of record in Plat Book 4300, page 81, said Register's Office.

This is improved property located at 3060 Buenaview Boulevard Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of June, 2026.

Joshua Cabe Willis

Molly Lane Willis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Cabe Willis and Molly Lane Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2026.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: _____

True Copy Certification

I, Yvette Meldrum, 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 24, 2026.

Signature

June 24, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 24th day of June, 2026.

B. Cortez

Notary's Signature

My Commission Expires: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030