Karen Johnson Davidson County
Batch# 1440573 DEEDWARR
06/30/2026 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20260630-0059062

WARRANTY DEED

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Pritchard and Rina Pritchard, a married couple	Community Mortgage	
(NAME)	(NAME)	
3500 Cobble St	142 Timber Creek Dr	172-15-0A-039-00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cordova, TN 38018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Terra Desertmoon Forest and Louise Dauphinais, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), **HAVE** BARGAINED AND SOLD, AND BY THESE PRESENTS **DO,** TRANSFER AND CONVEY UNTO **Thomas Pritchard and Rina Pritchard, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Lot No. 107, Section Three, Holt Woods, as shown on plat of record in Book 7900, Page 977, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Karen E. Taylor and Aubrey H. Taylor, husband and wife to Terra Desertmoon Forest by warranty deed dated 05/21/2014 and recorded on 05/22/2014 as Instrument Number 20140522-0044296 in the Official Records of the Davidson County Register of Deeds.

Louise Dauphinais joins in the conveyance of the above described property as the spouse of **Terra Desertmoon Forest**, to convey any and all marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 3500 Cobble Street, Nashville, TN 37211

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 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 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.

Witness my hand this 29th day of June, 2026.

Terra Forest

Louise Dauphinais

Louise Dauphinais

STATE OF TENNESSEE
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Terra Forest and Louise Dauphinais, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill, 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 29, 2026 *(date of document)*.

Custodian's Signature — 6/29/26 date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 29th day of June, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON