26-6093

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-8898-MC

Karen Johnson Davidson County
Batch# 1443105 DEEDWARR
07/07/2026 04:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20260707-0061321

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF Wasco

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

OFFICIAL STAMP
YIRETH SANTANA
NOTARY PUBLIC-OREGON
COMMISSION NO. 1051136
MY COMMISSION EXPIRES AUGUST 21, 2028

Subscribed and sworn to before me, this the 2nd day of June, 2026.

Notary Public
My Commission Expires: 8/21/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hunter Amason 6305 American Court Nashville, TN 37209	NEW OWNER	090 12 0 117.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ati Yates, Administratrix of Estate of Brian C Wright, Pamela Roberts Kerlin, and Bruce Alfred Wright** (individually and/or collectively, "Grantor"), transfer and convey unto **Hunter Amason, married** (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. 73 on the Plan of CHARLOTTE PARK, SECTION I of record in Plat Book 2663, Pages 2, 3, 4, 5, and 6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian C. Wright, by Warranty Deed from Bailey G. Heflin, III, unmarried, of record in Instrument No. 20061122-0145186, in the Register's Office for Davidson County, Tennessee, dated November 20, 2006 and recorded on November 22, 2006. The said Brian C. Wright died intestate on March 10, 2026, intestate leaving Pamela Roberts Kerlin and Bruce Alfred Wright as his heirs at law. See Probate Case No. 26P677, Davidson County Circuit Court, Probate Division.

This is ☒ improved or ☐ unimproved property located at: **6305 American Court, Nashville, TN 37209**

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 2nd day of June, 2026.

GRANTOR:

Estate of Brian C Wright

By: _____
Ati Yates, Administratrix

_____
Bruce Alfred Wright

STATE OF Oregon
COUNTY OF Wasco

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ati Yates, Administratrix of Estate of Brian C Wright**, and **Bruce Alfred Wright,** 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2026.

_____
Notary Public
My Commission expires: 8/21/2028

OFFICIAL STAMP
YIRETH SANTANA
NOTARY PUBLIC-OREGON
COMMISSION NO. 1051136
MY COMMISSION EXPIRES AUGUST 21, 2028

GRANTOR:

Pamela Roberts Kerlin

Pamela Roberts Kerlin

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Pamela Roberts Kerlin,** 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2026.

_____
Notary Public
My Commission expires: _____

See Attached Certificate

202607070061321

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Yolo)

On June 2, 2026 before me, Cindy Webster, Notary Public
(insert name and title of the officer)

personally appeared Pamela Roberts Kerlin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CINDY WEBSTER
Notary Public - California
Sacramento County
Commission # 2449996
My Comm. Expires Jun 13, 2027

Signature Cindy Webster (Seal)

"Warranty Deed"

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 6-2-26 (date of document).

Alex Sharer
Affiant Signature

7-7-26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 7 day of July, 2026.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 11-20-29