Karen Johnson Davidson County
Batch# 1443699 DEEDWARR
07/09/2026 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260709-0062158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this July 8, 2026.

Notary Public

My commission expires: 4/22/2029

(Notary Stamp)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road
Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Karis Pennington	United Wholesale Mortgage LLC	070-08-0B-001.00-CO
1000 Free Silver Road	585 South Boulevard E	
Nashville, TN 37207	Pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven Christopher Martin, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Karis Pennington, a single woman

(hereinafter called the "Grantee"), Grantee heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1000, Homes at 1000 Free Silver Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161220-0133478 as amended in Instrument No. 20180321-0026877 and being shown on Plat of Units 1000 and 1002 Free Silver Road, attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Christopher Martin, an unmarried man by Warranty Deed from Cameron A. Cooley, an unmarried man of record in Instrument No. 20210322-0037098

Register's Office for Davidson County, Tennessee, dated March 18, 2021 and recorded on March 22, 2021. Steven Christopher Martin has since married but this was never a marital residence.

This is [X] improved [ ] unimproved property known as 1000 Free Silver Road, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantee is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 08 day of July, 2026.

Steven Christopher Martin

Steven Christopher Martin

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven Christopher Martin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantor executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of July, 2026.

Betty Krachey

Notary Public
My Commission Expires: 07/07/2027

PRE-LTC, LLC File No. TN-2602970-7626

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Online Notary Public
My Commission Expires
July 7, 2027

Notarized remotely using audio-video communication technology via Proof.

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 7/8/2026 (date of document).

Affiant Signature

7/9/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 9 day of July, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County