Karen Johnson Davidson County
Batch# 1443767 DEEDWARR
07/09/2026 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20260709-0062245

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9415-MC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2026.

Notary Public
My Commission Expires: 1/22/30

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Carrera and Erin Carrera 8390 Merrymount Drive Nashville, TN 37221	Old National Bank PO Box 918 Evansville, IN 47706	127 09 0 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Teresa Ann Foster, Trustee of The Christine R. Basham Revocable Living Trust dated February 28, 2020, and David Robert Foster, as Executor of the Estate of Christine R. Basham, deceased** (individually and/or collectively, "Grantor"), transfer and convey unto **Jonathan Carrera and Erin Carrera, 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:

Parcel 1:

Land in Davidson County, Tennessee, Being Lot No. 17 on the Plan of MERRYMOUNT ACRES, SECTION 3, as of record in Plat Book 4175, Page 91, Register's Office for said County.

Said Lot fronts 120 feet on the Westerly side of Merrymont Drive and extends back 284.94 feet on the Northerly line and 266.6 feet on the Southerly line to a dead line and measures 199.42 feet thereon.

Being the same property conveyed to Teresa Ann Foster, Trustee of The Christine R. Basham Revocable Living Trust, dated February 28, 2020, by Quitclaim Deed from Christine R. Basham, of record in Instrument No. 20200304-0024203, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 04, 2020.

Being the same property conveyed to Norman Basham and wife, Christine R. Basham, by Warranty Deed from Raymond H. Roberts and wife, Mattie Louise Roberts, of record in Book 4590, Page 310, in the Register's Office of Davidson County, Tennessee, dated April 05, 1972, and recorded on April 06, 1972. The said Norman Basham died on January 18, 2016, leaving Christine R. Basham as surviving tenant by the entirety.

Parcel 2:

Land in Davidson County, Tennessee, Being Reserved Parcel "B" on the Plan of MERRYMOUNT ACRES, SECTION 3, as of record in Plat Book 4175, Page 91.

Said Reserved Parcel "B" fronts 109.23 feet on the Westerly margin of Merrymount Drive and extends back 313. 77 feet on the Northerly line and 284.94 feet on the Southerly line, to a line on the rear on which it measures 58.52 feet.

Being the same property conveyed to Norman Basham and wife, Christine R. Basham, by Warranty Deed from Raymond H. Roberts and wife, Mattie Louise Roberts, of record in Book 4748, Page 33, in the Register's Office of Davidson County, Tennessee, dated September 14, 1973, and recorded on September 20, 1973. The said Norman Basham died on January 18, 2016, leaving Christine R. Basham as surviving tenant by the entirety. The said Christine R. Basham died testate on April 24, 2026. Her Last Will and Testament has since been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 26P1057. The property herein described was devised to the then-acting Trustee of The Christine R. Basham Revocable Living Trust dated February 28, 2020. Teresa Ann Foster, as Trustee of The Christine R. Basham Revocable Living Trust, and David Robert Foster, as Executor of the Estate of Christine R. Basham, execute this instrument as devisee under the Last Will and Testament of Christine R. Basham, and as Executor of said Estate, respectively.

Teresa Davidson Foster and Teresa Ann Foster is one and the same person.

This is improved property located at: **8390 Merrymount Drive, 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 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 8th day of July, 2026.

GRANTOR:

The Christine R Basham Revocable Living Trust dated February 28, 2020

By: _____
Teresa Davidson Foster A/K/A Teresa Ann Foster, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Teresa Davidson Foster A/K/A Teresa Ann Foster, Trustee of The Christine R. Basham Revocable Living Trust dated February 28, 2020**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

The Estate of Christine R Basham, deceased

By: David R. Foster
David Robert Foster, Executor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David Robert Foster, Executor of the Estate of Christine R. Basham, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

I, Kirsten Virden, 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).

Kirsten Virden

Affiant Signature

Date: 7-8-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

