This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-9489-CL

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1448399 DEEDWARR
07/17/2026 09:54:06 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20260717-0064813

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

M. Alexandra Brennan
Affiant

Subscribed and sworn to before me, this the 16th day of July, 2026.

Casey Brewington
Notary Public
My Commission Expires: _____

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Higgins 1522 Yarra Street Madison, TN 37115	New Owner	051-06-0C-007-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brian Anderson, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Michelle Higgins, unmarried** (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 Unit No. 7, THE YARRA, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for THE YARRA, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210408-0046599, as amended by First Amendment recorded in Instrument No. 20211104-0147768, 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 Anderson, a married man, by Warranty Deed from Townhomes on Graycroft, GP, a Tennessee General Partnership, of record in Instrument No. 20230216-0011260, in the Register's Office of Davidson County, Tennessee, dated February 06, 2023, and recorded on February 16, 2023

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **1522 Yarra Street, Madison, TN 37115**

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 15th day of July, 2026.

GRANTOR:

Brian Anderson

STATE OF New York
COUNTY OF Kings

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Anderson, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2026.

Notary Public
My Commission expires: 3-14-2030

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires March 14, 2030