Karen Johnson Davidson County
Batch# 1449622 DEEDWARR
07/21/2026 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20260721-0065645

Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00

Affiant

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

Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Black	CMC ~~New Owner(s)~~ COMMUNITY MORTGAGE LLC	009-00-0-195.00 & 009-00-0-051.00
1416 Roberts Avenue	12980 METCALF AVE STE 100	
Nashville, TN 37206	OVERLAND PARK, KS 66213	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JULIE BELCHER, F/K/A JULIE K. SAUNDERS, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN BLACK, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF RIDGEWOOD ROAD AT THE NORTHWEST CORNER OF SAID 10 ACRES; THENCE, LEAVING SAID MARGIN OF SAID RIDGEWOOD ROAD WITH THE WESTERLY LINE OF SAID ORIGINAL 10 ACRES, SOUTH 03° 28' 00" WEST, 1109.41 FEET, TO AN IRON PIN; THENCE, SOUTH 88° 33' 02" EAST, 60.04 FEET TO AN IRON PIN LOCATED AT THE SOUTHWESTERLY CORNER OF TRACT 1 OF SAID ORIGINAL 10 ACRES; THENCE, WITH THE WESTERLY LINE OF SAID TRACT 1 OF THE ORIGINAL 10 ACRES, THE FOLLOWING: THENCE, NORTH 3° 28' 00" EAST 150.00 FEET TO AN IRON PIN; THENCE, NORTH 18° 37' 37" EAST 105.51 FEET TO AN IRON PIN; THENCE, NORTH 46° 51' 09" EAST 245.82 FEET TO AN IRON PIN; THENCE, NORTH 03° 00' 00" EAST 652.87 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF SAID RIDGEWOOD ROAD AT THE NORTHWEST CORNER OF TRACT 1 OF SAID 10 ACRES; THENCE, WITH THE SOUTHERLY MARGIN OF SAID RIDGEWOOD ROAD NORTH 81° 04' 57" WEST, 252.27 FEET, TO THE POINT OF BEGINNING.

Tract 2:

LAND in Davidson County, Tennessee, being part of that certain 10 acres, more or less, which was conveyed to Linda G, Woods by deed from Gary W. Woods, recorded in Book 5803 at page 299 in the Register's Office for said County, described according to a survey made by Frank V. Neeley, R.L.S., Tennessee No. 1493, dated December 1989, as follows:

BEGINNING at an iron pin in the southerly margin of Ridgewood Road at the northeast corner of said 10 acres; thence, leaving said margin of Ridgewood Road with the easterly line of said 10 acres, South 3° 00' 00" West, 1,057.61 feet to an iron pin at the southeast corner of said 10 acres; thence, with the southerly line of said 10 acres, North 88° 33' 02" West, 343.28 feet to an iron pin; thence, North 3° 28' 00" East, 150.00 feet to an iron pin; thence, North 18° 37' 37" East, 105.51 feet to an iron pin; thence, North 46° 51' 09" East, 245.82 feet to an iron pin; thence, North 3° 00' 00" East, 652.87 feet to the southerly margin of Ridgewood Road; thence, with the southerly margin of Ridgewood Road, South 81° 04' 57" east 143.98 feet to the point of beginning.

Being all of the same property conveyed to Julie K. Saunders, an unmarried woman by Warranty Deed from Jerry M. Holloway and wife, Sharon Lynne Holloway dated May 26, 2020 and recorded June 19, 2020 in Instrument No. 20200619-0065019, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 7915 & 0 Ridgewood Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of July, 2026.

Julie Belcher

Julie Belcher f/k/a Julie K. Saunders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julie Belcher f/k/a Julie K. Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of July, 2026.

Michael Cruger

Notary Public

My Commission Expires: 01/24/2029

Online Notary Public
My Commission Expires:
Jan 24, 2029
SIGNiX®

202607210065645

Conor Belcher, spouse of Julie Belcher f/k/a Julie K. Saunders, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Conor Belcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Conor Belcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of July, 2026.

Michael Cruger

Notary Public

My Commission Expires: 01/24/2029

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MICHAEL CRUGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Jan 24, 2029

SIGNIX®

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 16. 2026

Affiant Signature

17th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202607210065645