Karen Johnson Davidson County
Batch# 1451230 DEEDWARR
07/23/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20260723-0067001

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:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9235-AJ

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2026.

Notary Public
My Commission Expires: _____

MORGAN O'NEILL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 1, 2030
COUNTY OF WILSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Spencer Lowe and Natalie Lowe 4117 Bradywine Pointe Blvd., Nashville, TN 37138	American Pacific Mortgage Corp. 3000 Lava Ridge Court, Ste. 200 Roseville, CA 83402	064-03-0B-007-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jason Herndon, and Kayla Herndon, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Spencer Lowe and Natalie Lowe, 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:

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Plat Book 7900, page 172, Register's Office for Davidson County, Tennessee, o which plat reference is hereby made for a more complete legal description.

Being the same property to Jason Herndon, and Kayla Herndon, husband and wife by Warranty Deed rom Matthew Ryan Teaters and Courtney Lauren Teaters, husband and wife, dated November 10, 2022 and recorded on November 10, 2022, of record in Instrument No. 20221110-0120781, Register's Office for Davidson County, Tennessee. Jason Herndon is one in the same as Jason M. Herndon and Kayla Herndon is one in the same as Kayla Christine Herndon.

This is improved property located at: **4117 Brandywine Pointe Boulevard, Nashville, TN 37138**

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 20th day of July, 2026.

GRANTOR:

Jason M. Herndon

Kayla Christine Herndon

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason M. Herndon and Kayla Christine Herndon, 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 20th day of July, 2026.

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

Notary Public
My Commission expires: 11/17/2029

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 7/20/26.

Affiant Signature

7/20/26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 20th day of July, 2026

Notary Signature
My commission expires: 7-27-2026

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY