This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9682-TM

Karen Johnson Davidson County
Batch# 1451746 DEEDWARR
07/27/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260727-0067993

STATE OF ARIZONA
COUNTY OF PINAL

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2026.

RAJNISH VIJ
Notary Public - Arizona
Maricopa County
Commission # 662187
My Comm. Expires Feb 20, 2028

Notary Public
My Commission Expires: FEBRUARY 20, 2028

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Christopher Moon and Angelina Moon<br>501 Brentlawn Drive<br>Nashville, TN 37220 | United American Mortgage Corp<br>3198 Airport Loop Drive, Suite F<br>Costa Mesa, CA 92626 | 146 16 0 075.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Benjamin H. Cornfield and Elizabeth M. Cornfield, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Christopher Moon and Angelina Moon, 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. 29 on the Plan of BRENTWOOD HALL, SECTION III, as of record in Plat Book 2133, Page 14, Register's Office for said County.

Said Lot No. 29 fronts 91 feet on the Southerly side of Brentlawn Road and runs back 185 feet on the Easterly line and 182.8 feet on the Westerly line to a dead line measuring 93.4 feet thereon.

Being the same property conveyed to Benjamin H. Cornfield and Elizabeth M. Cornfield, husband and wife, by Warranty Deed from Michael Swiercz, of record in Instrument No. 20180905-0087626, in the Register's Office of Davidson County, Tennessee, dated August 31, 2018, and recorded on September 05, 2018.

This is improved property located at: **501 Brentlawn Drive, Nashville, TN 37220**

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 23rd day of July, 2026

GRANTOR:

Benjamin H. Cornfield

Elizabeth M. Cornfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin H. Cornfield and Elizabeth M. Cornfield, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2026.

Notary Public
My Commission expires: 5/12/2030

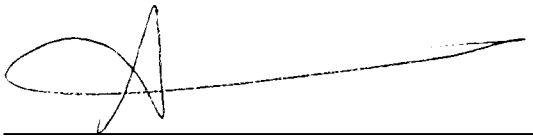
DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



202607270067993

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 **July 23, 2026**.



Affiant Signature — **07/27/2026** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 27, 2026**.



Notary's Signature

My Commission Expires: 4-21-30




Notary's Seal