This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9643-AP

Karen Johnson Davidson County
Batch# 1453226 DEEDWARR
08/03/2026 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,393.05
20260803-0071164

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $376,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2026.

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christine Emling 38 Smith Road Nashville, IL 62263	JPMorgan Chase Bank, N.A. 3415 Vision Drive Columbus, OH 43219	086-14-0B-113-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lyman R. Parker, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Christine Emling, an unmarried woman** (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. 63 on the Plan of Final Plat, Fleetwood Subdivision, Phase Two of record in Plat Book 6900, Page 738, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Lyman Parker and wife, Loretta Parker, by deed from Aubrey Hiam, unmarried, of record in Instrument No. 20040513-0055879, Register's Office for Davidson County, Tennessee, dated May 7, 2004 and recorded on May 13, 2004. Loretta Parker having since died on January 19, 2019, leaving Lyman Parker as surviving tenant by the entirety.

This Instrument executed on behalf of Lyman R. Parker ("Principal") by Kelley M Hughes pursuant to the Power of Attorney of record in Instrument Number 20230130-0006858, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3552 Greenwood Drive, Hermitage, TN 37076**

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 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 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 30th day of July, 2026.

GRANTOR:

Lyman R. Parker by Kelley M Hughes, 7/30/26
Lyman R. Parker by Kelley M Hughes as Attorney-in-Fact
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kelley M Hughes, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Lyman R Parker ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of July, 2026.

Notary Public
My Commission expires: 1/24/28

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202608030071164

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 7-30-2026.

Affiant Signature — Date: 7-30-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-30-2026.

Notary's Signature

My Commission Expires: 9-21-2030

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY