Karen Johnson Davidson County
Batch# 1456277 DEEDWARR
08/06/2026 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20260806-0072598

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-9606-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $362,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2026.

Notary Public
My Commission Expires: 11/17/2029

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura Tunison and Jon M. McRae, III 615 Old Hickory Boulevard, #633 Nashville, TN 37209	United Wholesale Mortgage, LLC 585 South Boulevard East Pontiac, MI 48341	114 15 1B 049.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kara Michelle Blackburn and Joshua Richard Blackburn, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Laura Tunison and Jon M. McRae, III, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1

Land in Davidson County, Tennessee being Townhome Lot 49, private element of HARPETH HEIGHTS TOWNHOMES, a horizontal property regime with private elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for HARPETH HEIGHTS TOWNHOMES, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the limited common elements and Townhome common elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the developer and the Townhome owners, and the By- laws of the Townhome association. Reference is hereby also made to final subdivision plat of HARPETH HEIGHTS of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above- referenced Declaration, and the referenced plat.

Tract 2

together with those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain amended and restated access and utility easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain access easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of easements, covenants, Conditions and Restrictions for HARPETH HEIGHTS of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kara Michelle Blackburn and Joshua Richard Blackburn, Wife and Husband, by Warranty Deed from Beazer Homes, LLC, A Delaware Limited Liabilty, of record in Instrument No. 20230929-0076514, in the Register's Office of Davidson County, Tennessee, dated September 28, 2023, and recorded on September 29, 2023.

This is improved property located at: **615 Old Hickory Boulevard, #633, Nashville, TN 37209**

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 4th day of August, 2026.

GRANTOR:

Joshua Richard Blackburn

Kara Michelle Blackburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Richard Blackburn and Kara Michelle Blackburn, 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 4th day of August, 2026.

Notary Public
My Commission expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

202608060072598

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 **August 4, 2026**.

Affiant Signature

08/05/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 5, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY