Karen Johnson Davidson County
Batch# 1456720 DEEDWARR
08/10/2026 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,001.70
20260810-0073318

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9607-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $541,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Marshall Keeling 4557 Emerson Hills Blvd Antioch, TN 37013	CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	182-2-B-622.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Eileen Marynell Carr, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **James Marshall Keeling, an unmarried man** (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 all of Lot No. 622, Phase 8, Emerson Hills (Formerly Evergreen Hills), according to survey and plat of same appearing of record in Instrument No. 20240502-0032042, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Christopher Carr, s single man and Eileen Marynell Carr, a single woman, as tenants in common with right of survivorship by Special Warranty Deed from NVR, Inc. t/a Ryan Homes, a Virginia corporation, dated October 14, 2025, recorded October 14, 2025, of record in Instrument No. 20251014-0081813, Register's Office for Davidson County, Tennessee. David Christopher Carr having since died on November 15, 2025, leaving Eileen Marynell Carr as surviving tenant.

This is improved property located at: **4557 Emerson Hills Blvd, Antioch, TN 37013**

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 5th day of August, 2026.

GRANTOR:

Eileen Marynell Carr

Eileen Marynell Carr

STATE OF MISSOURI
COUNTY OF St. Louis

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eileen Marynell Carr, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2026.

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

Tammy Rene Hyde Lee

Notary Public
My Commission expires: 08/26/2027

202608100073318

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 8-5-2026.

Affiant Signature — Date: 8-5-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8-5-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY