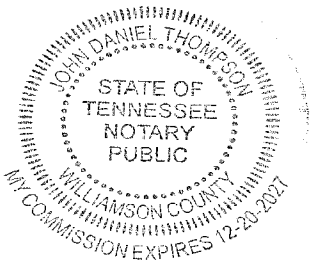
Karen Johnson Davidson County
Batch# 1458831 DEEDWARR
08/11/2026 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260811-0074158

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $640,000.00. Affiant Subscribed and sworn to before me, this August 6, 2026. Notary Public My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dylan Wynn and Nicolette McCage		
944 West Avenue	New Owner	072-13-0-462.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert Pemberton and Kathleen M. Pemberton, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Dylan Wynn, a single man, and Nicolette McCage, a single woman, joint tenants with right of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 40 on the Map of Part of L.M. Ezell's 12.11 Acre Tract, of record in Plat Instrument No. 20140429-0035944, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Pemberton and Kathleen M Pemberton, husband and wife by Warranty Deed from John W. Youngkrantz and Sharon L Youngkrantz, husband and wife of record in Instrument No. 20171101-0111909 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on November 01, 2017.

This is [X] improved [ ] unimproved property known as 944 West Ave, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantors has hereunto executed this instrument on this 4 day of August, 2026.

Robert Pemberton by Kathleen M. Pemberton
Robert Pemberton, by Kathleen M. Pemberton,
His Attorney-In-Fact attorney-in-fact

Kathleen M. Pemberton
Kathleen M. Pemberton

FRANCISCO COLON JR
Notary Public - State of New York
NO. 01CO0022503
Qualified in Orange County
My Commission Expires Mar 20, 2028

STATE OF New York
COUNTY OF Dutchess

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kathleen M. Pemberton, individually and as Attorney-In-Fact for Robert Pemberton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above individually and as Attorney-In-Fact.

Witness my hand and official seal this 4 day of August, 2026.

Notary Public
My Commission Expires: 03/20/2028

Lenders Title Company File No. TN-2603344-7524

Tennessee Certification of Electronic Document

I, Karla I Kard, do hereby make oath that I am a licensed attorney and/or 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 08/4/2026 (date of document).

Karla I Kard
Affiant Signature

08/4/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of August, 2026.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

