This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9728-TM

Karen Johnson Davidson County
Batch# 1459184 DEEDWARR
08/13/2026 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260813-0075089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Garrett, Jr and Claudia Villa Garrett 7398 Old Harding Pike Nashville, TN 37221	JPMorgan Chase Bank, N.A. 3415 Vision Drive Columbus, OH 43219	142 10 0E 018.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Emma Marie Pettyjohn and Jacob Earl Reinmiller, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **James Garrett, Jr and Claudia Villa Garrett, 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 Unit 18, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for BELLEVUE STATION, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, as Supplemented in Instrument No. 20160926-0101494 and Corrected in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Emma Marie Pettyjohn and Jacob Earl Reinmiller, wife and husband, as tenants by the entirety, by Warranty Deed from Mary E. Simpkins and Jorge Edwardo Sandoval, wife and husband, of record in Instrument No. 20221213-0129310, in the Register's Office of Davidson County, Tennessee, dated December 09, 2022 and recorded on December 13, 2022.

This is improved property located at: **7398 Old Harding Pike, Nashville, TN 37221**

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 10th day of August, 2026.

GRANTOR:

Emma Marie Pettyjohn

Jacob Earl Reinmiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emma Marie Pettyjohn and Jacob Earl Reinmiller, 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 10th day of August, 2026.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

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 10, 2026** .

Affiant Signature

08/10/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 10, 2026** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY