Karen Johnson Davidson County
Batch# 1460269 DEEDWARR
08/18/2026 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20260818-0076850

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9927-SC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $337,500.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2026.

Notary Public
My Commission Expires: 02-23-2030

AUDRA C DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-23-2030

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Stephanie Ann Johnson<br>2896 Lyncrest Drive<br>Nashville, TN 37214 | United Wholesale Mortgage, LLC<br>PO BOX 202175<br>Florence, SC 29502-2028 | 096 14 0 091.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Melissa Swain, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Stephanie Ann Johnson, 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. 6 on the Plan of HAPPY ACRES of record in Plat Book 2331, Page 63, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Melissa Swain, an unmarried woman, by Warranty Deed from Charles Simms, a married man, of record in Instrument No. 20151211-0124798, in the Register's Office of Davidson County, Tennessee, dated December 04, 2015, and recorded on December 11, 2015.

This is ☒ improved or ☐ unimproved property located at: **2896 Lyncrest Dr, Nashville, TN 37214**

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 12th day of August, 2026.

GRANTOR:

Melissa Swain

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa Swain, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-2-2028

# 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 12th, 2026**

Affiant Signature

**08/12/2026**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 12th, 2026**

Notary's Signature

My Commission Expires: 4-21-30

Notary's Seal

