Karen Johnson Davidson County
Batch# 1462235 DEEDWARR
08/20/2026 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,681.13
20260820-0077484

WARRANTY DEED

TAYLER GRENIER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $994,900.00.

Affiant

Subscribed and sworn to me on 8/12/26.

NOTARY PUBLIC

My Commission Expires: 7/6/30

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
WILLIAM KYLE COLVARD AND MICHELLE COLVARD 2115 SCOTT AVE NASHVILLE, TN 37216	MOVEMENT MORTGAGE, LLC, 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	072 11 4P 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SG Home Builders, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto WILLIAM KYLE COLVARD AND MICHELLE COLVARD, HUSBAND AND WIFE, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, The Townhomes at 2117 Scott Avenue, a Horizontal Property Regime in Nashville, Davidson County, Tennessee and described in a Declaration Establishing a Horizontal Property Regime for The Townhomes at 2117 Scott Avenue, of record as Instrument No. 20220303-0024644, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Townhomes at 2117 Scott Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20220303- 0024644, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to SG Construction, a Tennessee General Partnership by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20220518-0057234, in the Register's Office for Davidson County, Tennessee, dated April 27, 2022, and recorded on May 18, 2022.

Further being the same property conveyed to SG Home Builders, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from SG Construction, a Tennessee General Partnership, of record in Instrument No. 20250422-0030547, dated April 17, 2025, and recorded on April 22, 2025, in the Register's Office for Davidson County, Tennessee. Affidavit in Furtherance of Title dated April 17, 2025, of record in Instrument No. 20250422-0030548, said Register's Office.

This is Improved property, known as 2115 SCOTT AVE NASHVILLE, TN 37216

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness our hands on 8/12/2026.

SG HOME BUILDERS, LLC, a Tennessee Limited Liability Company

By: Ernest Luecke
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ernest Luecke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Member of SG HOME BUILDERS, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing for SG HOME BUILDERS, LLC, a Tennessee Limited Liability Company, by himself as Authorized Member.

Witness my hand and official seal on 8/12/2026.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/12/26 (date of document).

Affiant Signature

8.17.26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202608200077484