This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-9884-TM

Karen Johnson Davidson County
Batch# 1464276 DEEDWARR
08/26/2026 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260826-0078781

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

Subscribed and sworn to before me, this the 17th day of August, 2026.

Notary Public
My Commission Expires: 7/30/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Treadwell 7164 Bidwell Road Nashville, TN 37080	CrossCountry Mortgage LLC 2160 Superior Avenue Cleveland, OH 44114	014 00 0 201.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **George L. Rinehart, III and Liesa Oatsvall Rinehart, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Kevin Treadwell, a married man, as his sole and separate property** (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. 4 on the Plan of FAITH PLACE of record in Plat Book 7900, Page 292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George L. Rinehart, III and Liesa Oatsvall Rinehart, husband and wife, by Quitclaim Deed from George L. Rinehart, III, of record in Instrument No. 20230823-0066082, in the Register's Office of Davidson County, Tennessee, dated August 23, 2023, and recorded on August 23, 2023.

Being the same property conveyed to George L. Rinehart III, by Warranty Deed from Liesa Gafford, of record in Instrument No. 20150901-0088752, in the Register's Office of Davidson County, Tennessee, dated August 28, 2015, and recorded on September 01, 2015.

This is improved property located at: **7164 Bidwell Road, Nashville, TN 37080**

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 17th day of August, 2026.

GRANTOR:

George L. Rinehart, III

Liesa Oatsvall Rinehart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George L. Rinehart, III and Liesa Oatsvall Rinehart, 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 17th day of August, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/2029

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 17th, 2026**

Affiant Signature

08/17/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 17th, 2026**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY