STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $598,000.00.

Matthew Timms
Affiant

Subscribed and sworn to before me, this August 24, 2026.

Notary Public

My commission expires: 1/22/30

CHARLES D. LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1464978 DEEDWARR
08/27/2026 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,212.60
20260827-0079780

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Timms and Emily Timms	Guaranteed Rate	141-15-0C-028.00-CO
1421 Forest Side Ct	3940 N Ravenswood Ave	
Nashville, TN 37221	Chicago IL 60613	

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,

Philip Huffman and Jessica Huffman, husband and wife

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

Matthew Timms and Emily Timms, husband and wife

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

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 149 on the Plan of Phase 5, Rolling River Estates of record in Plat Book 5800, Page 33, 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 Philip Huffman and Jessica Huffman, husband and wife by Warranty Deed from Kenneth W. Waggoner and wife, June C. Waggoner of record in Instrument No. 20200309-0026089 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 09, 2020 and Scrivener's Affidavit to Amend Warranty Deed recorded on June 22, 2020 in instrument number 20200622-0066725 .

This is [X] improved [ ] unimproved property known as 1421 Forest Side Ct, Nashville, TN 37221

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, Grantees heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that Grantees is lawfully seized and possessed of said land in fee simple, has 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 COVENANTS and binds Grantors, Grantors heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees 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 the 21 day of August, 2026.

Philip Huffman

Jessica Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Philip Huffman and Jessica Huffman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantors executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of August, 2026.

Notary Public
My Commission Expires: 12/20/27

PRE-LTC, LLC File No. TN-2604487-7626

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

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 8-24-2026.

Affiant Signature — Date: 8-24-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/24/2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY