This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-9975-SC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $347,900.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2026.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch # 1466844 DEEDWARR
09/02/2026 11:00:06 AM 3 pgs
Fees: $18.00 Taxes: $1,287.23
20260902-0081052

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Bliven 2215 Weona Drive Nashville, TN 37214	New Owner	084-11-0-043

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Meghan Senitte Brock, a married woman, and Alyssa Chelsea Young, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael Bliven, unmarried** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Landin Davidson County, Tennessee, being Lot(s) 293, as shown on the map entitled a Subdivision of C.R. Quarles Lands Maplecrest, of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MEGHAN SENITTE BROCK AND ALYSSA CHELSEAYOUNG, by deed from KATHIE ELAINE ADAMS, of record in Instrument No. 20230503-0032797, dated May 2, 2023, said Register's Office.

This Instrument executed on behalf of Meghan Senitte Brock and Alyssa Chelsea Young ("Principal") by Alyssa Young pursuant to the Power of Attorney of record in Instrument Number 20260902-0081051, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **2215 Weona Drive, 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 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 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 31st day of August, 2026.

GRANTOR:

Meghan Senitte Brock by Alys her attorney in fact
Meghan Senitte Brock by Alyssa Young, her Attorney-In-Fact

Alyssa Chelsea Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

GSD Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Meghan Senitte Brock and~~ Alyssa Chelsea Young, 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 31st day of August, 2026.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alyssa Young the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of MEGHAN ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal. SENITTE BROCK

WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

EXHIBIT "A"
TO Warranty Deed
From: Meghan Senitte Brock and Alyssa Chelsea Young
To: Michael Bliven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission Expires: _____

