Karen Johnson Davidson County
Batch# 1468702 DEEDWARR
09/04/2026 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20260904-0082328

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9811-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

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

Notary Public
My Commission Expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda B. Tomlin 2621 Danbury Circle Spring Hill, TN 37174	Mutual of Omaha Mortgage, Inc. c/o LoanCare, LLC P.O. Box 202049 Florence, SC 29502-2049	172 12 0D 023.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Paula Rodriguez Ottaway, Trustee of The Wellspring Pro Trust dated January 25, 2023** (individually and/or collectively, "Grantor"), transfer and convey unto **Amanda B. Tomlin, 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 Unit No. C-2 of RESUBDIVISION OF LOTS 1 AND 3, SECTION ONE, THE TOWN CENTER HOMES AT LENOX VILLAGE, of record as Instrument No. 20050120-0007426 and as established by Declaration of Lenox Village of record in Instrument No. 20020315-0032826 and Supplemental Declaration as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to The Wellspring Pro Trust, Paula Rodriguez Ottaway, Trustee, by Quitclaim Deed from Paula Ottaway, Unmarried, of record in Instrument No. 20230130-0006610, in the Register's Office of Davidson County, Tennessee, dated January 25, 2023, and recorded on January 30, 2023.

Being the same property conveyed to Paula Ottaway, an unmarried woman, by Warranty Deed from Black Agnes Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220420-0045940, in the Register's Office of Davidson County, Tennessee, dated April 14, 2022, and recorded on April 20, 2022.

This is improved property located at: **7005 Lenox Village Drive, 2, Nashville, TN 37211**

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 their 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 10th day of August, 2026.

GRANTOR:

The Wellspring Pro Trust dated January 25, 2023

By: _____ Trustee
Paula Rodriguez Ottaway, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paula Rodriguez Ottaway, 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 she is the Trustee of The Wellspring Pro Trust dated January 25, 2023, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **10th** day of August, 2026.

_____
Notary Public
My Commission expires: _____



I, Kirsten Virden, 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 8-31-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 8-31-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

