Karen Johnson Davidson County
Batch# 1469811 DEEDWARR
09/08/2026 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260908-0083076

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
2421 Highway 41 A Bypass
Suite #100
Clarksville, TN 37043
File Number: 10-10104-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3rd day of September, 2026.

Notary Public
My Commission Expires: 5.12.2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ehimwenma O. Kunbor 1105 Browndale Court Nashville, TN 37207	Ehimwenma O. Kunbor 1105 Browndale Court Nashville, TN 37207	041-04-0-096

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kelly McGill Hartz and Trevor Hartz, Trustees of Hartz Family Revocable Trust dated August 4, 2023** (individually and/or collectively, "Grantor"), transfer and convey unto **Ehimwenma O. Kunbor** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

This is ☐ improved or ☐ unimproved property located at: **1105 Browndale Court, Nashville, TN 37207**

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 3rd day of September, 2026.

GRANTOR:

Hartz Family Revocable Trust dated August 4, 2023

By: Kelly McGill Hartz
Kelly McGill Hartz, Trustee

By: _____
Trevor Hartz, Trustee

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kelly McGill Hartz and Trevor Hartz, Trustees of Hartz Family Revocable Trust dated August 4, 2023, 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 3rd day of September, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires: Nov. 17, 2029

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 09/03/2026 (date of document).

Affiant Signature

09/03/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 3rd day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030