This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10102-SC

Karen Johnson Davidson County
Batch# 1470314 DEEDWARR
09/08/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260908-0083270

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

Subscribed and sworn to before me, this the 2nd day of September, 2026.

Notary Public
My Commission Expires: 7/30/29

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Greg Shannon and Mary Shannon<br>316 Rosebank Avenue<br>Nashville, TN 37206 | Movement Mortgage, LLC<br>8024 Calvin Hall Road<br>Indian Land, SC 29707 | 083 03 0 428.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert Laser, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Greg Shannon and Mary Shannon, husband and wife** (individually and 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. 2 on the Final Plat, RESUBDIVISION OF PART OF LOT 51 ON THE PLAN OF BROWNSVILLE of record in Plat as Instrument No. 20060330-0035940, 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 Robert Laser, single man, by Warranty Deed from Brittany Durham and Nicholas Durham, wife and husband, of record in Instrument No. 20160316-0025162, in the Register's Office of Davidson County, Tennessee, dated March 14, 2016, and recorded on March 16, 2016, and Also see Divorce Complaint Docket recorded in 24D1157, recorded in the circuit court for Davidson County, Tennessee.

Pirjin Laser joins in the conveyance for the purpose of conveying her marital interest, to which she may have.

This is improved property located at: **316 Rosebank Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of heirs and assigns, against the lawful claims of all persons

said land to the said Grantee, inclusive of 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 2nd day of September, 2026.

GRANTOR:

Robert Laser

Pirjin Laser

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Laser and Pirjin Laser, 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 2nd day of September, 2026.

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Notary Public

My Commission expires: 1/22/29

# 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 **September 2nd, 2026**

Affiant Signature

**09/02/2026**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **September 2nd, 2026**

Notary's Signature

My Commission Expires: 4-21-30

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY