Karen Johnson Davidson County
Batch# 1470353 DEEDWARR
09/08/2026 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260908-0083335

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:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-10134-CL

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is **greater, for this transfer is $385,000**.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2026.

Notary Public
My Commission Expires

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 133772791

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FREO Progress, LLC PO Box 31236 Salt Lake City, UT 84131	FREO Progress, LLC PO BOX 31236 SALT LAKE CITY, UT 84131	041-01-0A-126-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Showanda Darcel Dennis, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **FREO Progress, LLC, a Delaware Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

That certain tract or parcel of Land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Cobblestone Creek Phase Three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Showanda Darcel Dennis, a single woman by Quit Claim Deed from Weber Beaumont Dennis, a single man, dated November 4, 2024 and recorded on November 7, 2024 in Instrument No. 20241107-0086916, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Weber Beaumont Dennis, married, and wife Showanda Darcel Dennis by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 26%, 2009 and recorded on October 28", 2009 in Instrument No. 20091028-0099364, in the Register's Office for Davidson County, Tennessee.

This is improved property located at: **5333 Ryan Allen Circle, Nashville, TN 37189**

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 4th day of September, 2026.

GRANTOR:

Showanda Darcel Dennis

Showanda Darcel Dennis

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Showanda Darcel Dennis, 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 4th day of September, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1/7/30

Tennessee Certification of Electronic Document

I, Title Company, 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 9/4/2026 (date of document).

Affiant Signature

9/4/2026
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 4 day of Sept., 2026.

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 133772791

Notary's Signature

MY COMMISSION EXPIRES: 5.20.2030

NOTARY'S SEAL