This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10172-SL

Karen Johnson Davidson County
Batch# 1470449 DEEDWARR
09/09/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260909-0083479

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

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

Notary Public
My Commission Expires: 7/30/26

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jan D. Goddard 6313 Robin Hill Road Nashville, TN 37205	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	142 13 0C 171.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **MaryLauren Hicks and Ross Hicks, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Jan D. Goddard, a single 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. 9220, together with the carport designated 9220-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 5, A CONDOMINIUM, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, SECTION ELEVEN, PHASE 5, CONDOMINIUM APARTMENTS, recorded in Instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and an annexation document of record in Instrument No. 20010131-0009315, Register's Office for Davidson County, Tennessee, to which reference is hereby made together with an undivided percentage interest in the common elements and limited common elements.

Being the same property conveyed to MaryLauren Hicks and Ross Hicks, wife and husband, by Warranty Deed from Clark C. Nelms, Jr. and Eha Nelms, husband and wife, of record in Instrument No. 20241219-0098711, in the Register's Office of Davidson County, Tennessee, dated December 16, 2024 and recorded on December 19, 2024.

Being the same property conveyed to Clark C. Nelms and Eha K. Nelms, husband and wife, by Warranty Deed from Daniel J. Nohl and Anne J. Nohl, Husband and Wife, of record in Instrument No. 20180611-0055929, in the Register's Office of Davidson County, Tennessee, dated June 01, 2018 and recorded on June 11, 2018.

This is improved property located at: **9220 Sawyer Brown Road, Nashville, TN 37221**

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:

Ross Hicks

MaryLauren Hicks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ross Hicks and MaryLauren Hicks, 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: 3/8/20

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/3/2026 (date of document).

Affiant Signature

9/3/2026
Date

State of Tennessee

County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL