This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10056-AJ

Karen Johnson Davidson County
Batch# 1470688 DEEDWARR
09/10/2026 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $995.30
20260910-0083794

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $269,000.00.

Debra Faye Lanham
Affiant

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

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

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Debra Faye Lanham 196 Lakebrink Drive Nashville, TN 37214	First Community Mortgage, Inc. 262 Robert Rose Drive Suite 200 Murfreesboro, TN 37129	096 16 0A 100.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Barbara J. Buglio, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Debra Faye Lanham, 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 Lot No. 103 on the Plan of LARCHWOOD, PHASE TWO, SECTION FOUR, of record in Plat Book 8250, Page 968, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Barbara J. Buglio, unmarried, by Quitclaim Deed from Susan M. Schumacher, married, of record in Instrument No. 20160810-0083340, in the Register's Office of Davidson County, Tennessee, dated August 05, 2016 and recorded on August 10, 2016.

Being the same property conveyed to Susan M. Schumacher, by Quitclaim Deed from Barbara J. Buglio, reserving a life estate interest, of record in Instrument No. 20151130-0120776, in the Register's Office of Davidson County, Tennessee, dated November 11, 2015 and recorded on November 30, 2015.

Being the same property conveyed to Barbara J. Buglio, by Warranty Deed from Mark D. Alford and wife, Ana C. Alford, of record in Instrument No. 20010427-0042456, in the Register's Office of Davidson County, Tennessee, dated April 19, 2001 and recorded on April 27, 2001.

This Instrument executed on behalf of Barbara J. Buglio ("Principal") by Susan M. Schumacher pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 20260903-0082132, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **196 Lakebrink Drive, Nashville, TN 37214**

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 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 3rd day of September, 2026.

GRANTOR:

Barbara J. Buglio by Susan M. Schumacher, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan M. Schumacher the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Barbara J. Buglio ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of September, 2026.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: Barbara J. Buglio
To: Debra Faye Lanham

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 3rd day of September, 2026.

Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

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 9/3/26.

Affiant Signature

9/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9/4/26.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

