Karen Johnson Davidson County
Batch# 1470709 DEEDWARR
09/10/2026 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260910-0083826

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9950-MC

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Ashley Parrish
Affiant

Subscribed and sworn to before me, this the 1st day of September, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-11-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley Nicole Parrish and Luke Wesley Parrish 405 Newberry Ct Goodlettsville, TN 37072	Synergy One Lending Inc 610 West Ash Street Ste 1505 San Diego, CA 92101	026 02 0 010.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brett Michael Kelman and Rachel Marie Cannon, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Ashley Nicole Parrish and Luke Wesley Parrish, wife and husband** (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. 327 on the Plan of Subdivision of WINDSOR GREEN, PHASE II - SECTION III of record in Plat Book 6900, Page 845, in the 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 Rachel Marie Cannon and Brett Michael Kelman, as tenants in common with right of survivorship, by Warranty Deed from Johnny M. Jackson and ReDonnica Jackson, husband and wife, of record in Instrument No. 20190326-0026994, in the Register's Office of Davidson County, Tennessee, dated March 20, 2019, and recorded on March 26, 2019.

This is ☒ improved or ☐ unimproved property located at: **405 Newberry Ct, Goodlettsville, TN 37072**

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 31st day of August, 2026.

GRANTOR:

Brett Michael Kelman

Rachel Marie Cannon

STATE OF Virginia
COUNTY OF Stafford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brett Michael Kelman and Rachel Marie Cannon,** 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 31st day of August, 2026.

WILLIAM COREY JOHNSON
NOTARY PUBLIC
REG. #7786307
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2029

Notary Public
My Commission expires: 08-31-2029

I, Kirsten Virden, 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 9-1-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 9-1-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM