This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-10242-SC

Karen Johnson Davidson County
Batch# 1471641 DEEDWARR
09/10/2026 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260910-0084244

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

Subscribed and sworn to before me, this the 8th day of September, 2026.

Notary Public
My Commission Expires: 7/30/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abbey Lawrence 1932 Valley Park Drive Nashville, TN 37216	New Owner	073 13 0 029.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kyle Colvard and Michelle Colvard, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Abbey Lawrence, 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. 21 on the Plan of SECTION TWO, BURCHWOOD GARDENS, of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle Colvard and Michelle Colvard, husband and wife, by Warranty Deed from Tom Wiser and Hannah Wiser, married, of record in Instrument No. 20150629-0062019, in the Register's Office of Davidson County, Tennessee, dated June 25, 2015, and recorded on June 29, 2015.

This is ☒ improved or ☐ unimproved property located at: **1932 Valley Park Drive, Nashville, TN 37216**

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 8th day of September, 2026.

GRANTOR:

Kyle Colvard

Michelle Colvard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kyle Colvard and Michelle Colvard, 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 8th day of September, 2026.

Notary Public
My Commission expires: 11/17/2029

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

202609100084244

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 8th, 2026**

Affiant Signature

09/08/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **September 8th, 2026**

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY