Karen Johnson Davidson County
Batch# 1474624 DEEDWARR
09/17/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260917-0086691

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10160-MC

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2026.

Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Raymond Works, Dawn Angelique Howington, and Randall Glenn Howington, Sr 789 Plowson Road Mt. Juliet, TN 37122	Mutual of Omaha Mortgage, Inc. c/o LoanCare LLC PO Box 202049 Florence, SC 29502-2049	126 15 0A 300.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Erik D. Andersen and Deborah J. Wiseman, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Jacob Raymond Works and Dawn Angelique Howington, husband and wife, as to 50% interest, and Randall Glenn Howington, Sr, as to the other 50% interest, all combined as joint tenants with right of survivorship** (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. 2, on the Plan of BOONE TRACE, SECTION 8, PHASE 1, of record in Instrument No. 20031210-0177241, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erik D. Andersen and Deborah J. Wiseman, as tenants in common, with right of survivorship, by Warranty Deed from Thomas P. Tucker and wife, Lindsay S. Tucker, of record in Instrument No. 20060706-0081025, in the Register's Office of Davidson County, Tennessee, dated June 22, 2006, and recorded on July 06, 2006.

This is improved property located at: **1005 Valley Cove Court, 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, Grantors executed this instrument on this 15th day of September, 2026.

GRANTORS:

Erik D. Andersen

Deborah J. Wiseman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erik D. Andersen and Deborah J. Wiseman, 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 15th day of September, 2026.

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

Notary Public
My Commission expires: 11/17/2029

202609170086691

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 9-15-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 9-15-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

