This instrument was prepared by Momentum Title, LLC from information furnished by the parties and/or contained in the public records. Momentum Title, LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Momentum Title, LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10144-SS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2026.

Notary Public
My Commission Expires: 11-9-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1474905 DEEDWARR
09/18/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260918-0087070

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa Wilmarth 3800 Hoggett Ford Rd Hermitage, TN 37076	Mortgage Investors Group 10118 Parkside Drive Knoxville, TN 37922	097-02-0A-105-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Andrew Scott Borchers and Rebecca Lynn Borchers, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Melissa Wilmarth, 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 all of Lot No. 105, Final Plat, Section One, Phase 3C, Villages of Riverwood, according to survey and plat appearing of record in Instrument No. 20130405-0033853, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew Scott Borchers and Rebecca L. Borchers, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated September 23, 2013, recorded September 26, 2013, of record in Instrument No. 20130926-0101355, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3800 Hoggett Ford Road, Hermitage, TN 37076**

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 16th day of September, 2026.

GRANTOR:

Andrew Scott Borchers

Rebecca L. Borchers

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Scott Borchers and Rebecca L Borchers, 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 they executed the foregoing instrument for the purposes therein contained.

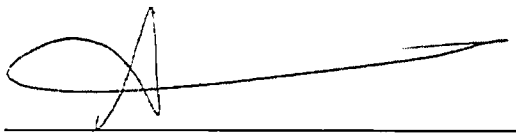
WITNESS my hand and seal at office this 16th day of September, 2026.

FRANKLIN C. NELSON III
NOTARY PUBLIC
State of Rhode Island
My Comm. Expires Jan. 3, 2029

Notary Public
My Commission expires: 1/3/2029

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 9-17-2026.

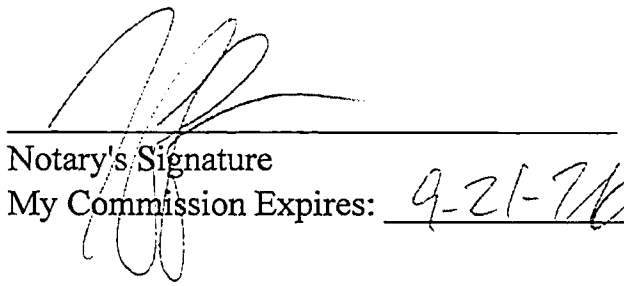


Affiant Signature — Date: 9-17-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-17-2026.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal