This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10155-AP

Karen Johnson Davidson County
Batch# 1476494 DEEDWARR
09/23/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20260923-0088050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $735,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2026.

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

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin C. Totten 1001 S 11th St Nashville TN 37206	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	092-09-0Y-002-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Angela Burroughs, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Justin C. Totten, a single man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit B, together with the appurtenant common elements/area of Homes at 414 37th Avenue North, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 414 37th Avenue North, a horizontal property regime with private elements (planned unit development), of record as Instrument No. 20160104-0000584, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan attached as Exhibit to said Declaration, and the original plat of Plan of W.R. Wilson Tract, West Nashville, Tennessee, of record in Book 332, page 161, Register's Office for Davison County, Tennessee, for a more complete description as to details and location of said Unit.

Being the same property conveyed to Angela Burroughs, unmarried by Warranty Deed from Priscilla Kaye Epps fka Priscilla Kaye Head, unmarried woman, dated November 9, 2023, recorded November 13, 2023, of record in Instrument No. 20231113-0088119, Register's Office for Davidson County, Tennessee.

Rhodri Forbes joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **414 37th Avenue North, B, Nashville, TN 37209**

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 18th day of September, 2026.

GRANTOR:

Angela Burroughs

Rhodri Forbes

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angela Burroughs and Rhodri Forbes, 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 18th day of September, 2026.

Notary Public
My Commission expires: 2/25/30



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 9-22-2026.

Affiant Signature — Date: 9-22-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-22-2026.

Notary's Signature

My Commission Expires: 9-21-30

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY