This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10147-AP

Karen Johnson Davidson County
Batch# 1476676 DEEDWARR
09/23/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260923-0088267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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

Notary Public
My Commission Expires: 3/21/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Hamilton Kari Hamilton 5914 Carl Place Nashville, TN 37209	River Bank & Trust PO Box 908 Alcoa, TN 37701-0908	091-06-0-085

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kenneth Lavender and Terri Lavender, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael Hamilton and Kari Hamilton, husband and wife** (individually and 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. 18, West Park Addition, according to survey and plat of same appearing of record in Book 2330, page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Kenneth Lavender and Terri Lavender, husband and wife by Special Warranty Deed from The Bank of New York as Trustee for the Certificate Holders of CWABS Series 2002-BC2 by Countrywide Home Loans, dated February 17, 2006, recorded March 7, 2006, of record in Instrument No. 20060307-0025959, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5914 Carl Place, Nashville, TN 37209.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 22nd day of September, 2026.

GRANTOR:

Kenneth Lavender

Terri Lavender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Lavender and Terri Lavender, 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 22nd day of September, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

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