Karen Johnson Davidson County
Batch# 1478193 DEEDWARR
09/28/2026 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $936.10
20260928-0089457

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-10178-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $253,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2026.

Notary Public
My Commission Expires:

AUDRA C DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-23-2030

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Katelyn Ray and Nancy Ray Goldman<br>22752 Vía Octavo<br>Mission Viejo, CA 92691 | United Wholesale Mortgage, LLC<br>585 South Boulevard East<br>Pontiac, MI 48341 | 172 12 0D 455.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Pamela M. Hawkins, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **Katelyn Ray, an unmarried woman, and Nancy Ray Goldman, a married woman 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 Unit No. W-5, of Building W, as shown on Exhibits B1 and B7 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two to the Town Center Homes) of record at Instrument No. 20050324-0032209, as amended in Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela M. Hawkins, unmarried, by Warranty Deed from Rachel Cruze, unmarried, of record in Instrument No. 20190219-0014758, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019 and recorded on February 19, 2019.

This Instrument executed on behalf of Pamela M. Hawkins ("Principal") by Kim Hicks pursuant to the Power of Attorney of record in Instrument Number _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved property located at: **7230 Althorp Way, Unit 5, Nashville, TN 37211**

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 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 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 21st day of September, 2026.

GRANTOR:

Pamela M. Hawkins by Kim Hicks, Attorney in Fact

Pamela M. Hawkins by Kim Hicks, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kim Hicks the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Pamela M. Hawkins ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 21st day of September, 2026.

JACK E. MCLAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 2/23/30

EXHIBIT "A"
TO Warranty Deed
From: Pamela M. Hawkins
To: Katelyn Ray and Nancy Goldman

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Kim Hicks
Affiant

WITNESS my hand and seal at office this 21st day of September, 2026.

Notary Public
My Commission Expires: 2/23/30

JACK E. MCLAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Emma Howard, 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 9/21/2026 (date of document).

Emma Howard
Affiant Signature

9/21/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21 day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL