Karen Johnson Davidson County
Batch# 1478805 DEEDWARR
09/30/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,544.75
20260930-0090167

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
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-10127-AP

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $417,500.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2026.

Notary Public
My Commission Expires: 3-20-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura Anne McKenzie **307 Seven Springs Way, #305** **Brentwood, TN 37027**	**New Owner**	160-15-0D-067-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ann E. Inman, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Laura Anne McKenzie, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 67 of St. Martin Square at Seven Springs Condominiums, a Horizontal Property Regime, located in Brentwood, TN, as shown and described in a Master Deed recorded in Instrument No. 20060310- 0028319 as amended in Instrument No. 20061109-0139692, Instrument No. 20080730-0077840 and Instrument No. 20090624-0058791, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of St. Martin Square at Seven Springs Condo, Condominium Apartments contained in the Master Deed recorded in - Instrument No. 20060310-0028319 as amended in Instrument No. 20061109-0139692, Instrument No. 20080730-0077840 and Instrument No. 20090624-0058791, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ann E. Inman, unmarried by Warranty Deed from Susan B. Townes, dated September 21, 2012, recorded September 21, 2012, of record in Instrument No. 20120921-0086116, Register's Office for Davidson County, Tennessee.

This is improved property located at: **307 Seven Springs Way, 305, Brentwood, TN 37027**

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 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 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 25th day of September, 2026.

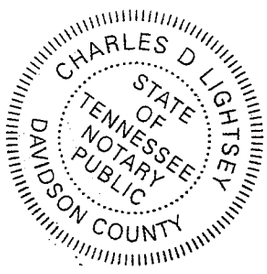
GRANTOR:

Ann E Inman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ann E Inman, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2026.



Notary Public
My Commission expires: 1/22/30

Certificate of Authenticity

I, Russell J. McCann, 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

9/25/26.

Date

Affiant Signature

September 28, 2026

State of TN

County of Williamson

Sworn to and subscribed before me this 28th day of September, 2026

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY