Karen Johnson Davidson County
Batch# 1480255 DEEDWARR
10/02/2026 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20261002-0090935

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-26-3916

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2026

Notary Public

Commission Expires: 5/19/2027

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Murat Iriyari 1013 Pleasant View Drive Nashville, TN 37214	Foundation Mtg Corp 1680 Michigan Ave, #700 Miami Beach, FL 33139	108-16-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joseph D. Ernst and Erin K. Ernst, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Murat Iriyari

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33A on the Plan of Zone Lot Division Lots 32, 33, 36 and 37, Percy Priest Woods, Section 1, of record in Plat Book 5200, Page 472, amended in Plat Book 5200, Page 718, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph D. Ernst and Erin K. Ernst, husband and wife by Warranty Deed from Donald L. Swaringen, II and Donna swaringen, husband and wife of record in Instrument No. 20180821-0082976 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 21, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 1013 Pleasant View Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of September, 2026.

Joseph D. Ernst

Erin K. Ernst

STATE OF TENNESSEE
COUNTY OF WILSON

On this 29th day of September, 2026, before me personally appeared Joseph D. Ernst and Erin K. Ernst, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2026.

Notary Signature
My commission expires: 06/03/2029

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 6/3/2029
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 09/29/2026 **(date of document)**.

Affiant Signature

10/01/2026

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 1st day of October, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029