This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-10190-SC

Karen Johnson Davidson County
Batch# 1482668 DEEDWARR
10/09/2026 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20261009-0092832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,900.00.

Affiant

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Subscribed and sworn to before me, this the 6th day of October, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Wiezorek 1905 Stonewater Drive Hermitage, TN 37076	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	084 11 0 053.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joshua Taylor and Marilyn Rodriguez, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Lauren Wiezorek, 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:

Land in Davidson County, Tennessee, being Lot No. 303, on the Plan of MAPLECREST, as of record in Plat Book 1835, Page 27 and 28, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Taylor and Marilyn Rodriguez, husband and wife, by Warranty Deed from Nancy Goodwin and Belinda Spray and Jack Lane and Robert Lane and Richard Lane all Heirs at Law of Barbara J. Lane, of record in Instrument No. 20231204-0093269, in the Register's Office of Davidson County, Tennessee, dated December 01, 2023 and recorded on December 04, 2023.

This is ☒ improved or ☐ unimproved property located at: **2235 Weona Drive, Nashville, TN 37214**

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 6th day of October, 2026.

GRANTOR:

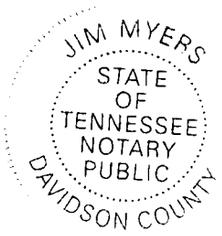
Joshua Taylor

Marilyn Rodriguez

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Taylor and Marilyn Rodriguez, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2026.



Notary Public
My Commission expires: 11-2-2028

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 10/6/2026 (date of document).

Affiant Signature

10/6/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of October, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL