Karen Johnson Davidson County
Batch# 1482711 DEEDWARR
10/09/2026 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20261009-0092883

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-10336-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Jacob Lawrence 1712 17th Avenue North Nashville, TN 37208	New Owner	081 11 0 247.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brandon Ernstes, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Samuel Jacob Lawrence, a single person** (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 the North 1/2 of Lot No. 366 on the Plan of D T MCGAVOCK AND OTHERS ADDITION, as of record in Plat Book 21, Page 41 Register's Office of said County.

Said part of said lot fronts 50 feet on the Easterly side of 17th Avenue North and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Brandon Ernstes, by Warranty Deed from Melissa Lipski and Kristapher Lipski, wife and husband and Diana Lee Cox and Richard Dale Cox, wife and husband, of record in Instrument No. [20210610-0078546], in the Register's Office of Davidson County, Tennessee, dated June 06, 2021, and recorded on June 10, 2021.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **1712 17th Avenue North, Nashville, TN 37208.**

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 7th day of October, 2026.

GRANTOR:

Brandon Ernstes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Ernstes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2026.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public
My Commission expires: 1·22·29

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 **October 7, 2026** .

Affiant Signature

10/07/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **October 7, 2026** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY