Karen Johnson Davidson County
Batch# 1482740 DEEDWARR
10/09/2026 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20261009-0092927

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of Octoberr, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AP-26-3698	

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Ann Egan	UWM	091-05-1B-010.00-CO
(NAME)	(NAME)	
644 Nashua Lane	700 South Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michelle Hey, a widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Ann Egan, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain town-home located in Davidson County, Tennessee, being Unit No. 10 of the Woods at the Annex, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing the Woods at the Annex, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190319-0025108, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or thereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

Being the same property conveyed to Michelle Hey, a single woman by Warranty Deed from Mulch Property Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200507-0047798 Register's Office for Davidson County, Tennessee, dated April 29, 2020 and recorded on May 07, 2020.

Michelle Hey having since married Coty Huber. Coty Huber having since died on September 28, 2026.

This is property more commonly known as 644 Nashua Lane, Nashville, TN 37209

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 30th day of September, 2026.

Michelle Hey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2026, before me personally appeared Michelle Hey, 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 30th day of September, 2026.

Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 7th day of October, 2026

10/7/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7th day of October, 2026

Notary Signature

Commission Expiration Date: 4/22/2028

