39B

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000 00 Laura H. Judd Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Karen Johnson Batch # 1239024 02/20/2025 02 52 40 PM Fees $18 00 Taxes $2,701 00 20250220-0012540	Davidson County DEEDWARR 3 pgs

ANGELA Y. ROSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2025-GTE-16

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Laura Hippensteel Judd and Andrew Fitch Judd	Legacy Home Loans, LLC dba Steadfast Mortgage	072 03 0 392 00
(NAME) 1301 Shelton Avenue	(NAME) 2 Cadillac Drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frederic Wier and Becky Wier, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Laura Hippensteel Judd and Andrew Fitch Judd, wife and husband** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1301 Shelton Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 14 day of February, 2025.

GRANTORS:

Frederic Wier

Becky Wier

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Frederic Wier and Becky Wier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14 day of February, 2025.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, State of Tennessee, being Lot No. 2 on the Plan of 1301 SHELTON AVENUE, of record in Instrument Number 20140609-0049808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Becky Wier and Frederic Wier, Wife and Husband, by Warranty Deed from Laura J. Veltz, Married, of record in Instrument No. 20211013-0137861, in the Register's Office of Davidson County, Tennessee, dated October 12, 2021, and recorded on October 13, 2021.