This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5309-TM

Karen Johnson Davidson County
Batch# 1247927 DEEDWARR
03/19/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250319-0019570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Jonathan Wheeler
Affiant

Subscribed and sworn to before me, this the 14th day of March, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peytyn Brynn Wheeler and Jonathan Allan Wheeler 2224 Silverton Drive Nashville, TN 37207	First Community Mortgage, Inc. 262 Robert Rose Drive Suite 200 Murfreesboro, TN 37129	050 02 0A 085.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christopher Robert Winder and Angela Marie Rozman, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Peytyn Brynn Wheeler and Jonathan Allan Wheeler, wife and husband** (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. 85 on the Final Plat, BELLE ARBOR PUD, PHASE 5A, (FORMERLY KNOWN AS VICTORY VILLAGE PUD),of record in Instrument No. 20190626-0062059, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Robert Winder, unmarried and Angela Marie Rozman, unmarried, tenants in common with right of survivorship, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20191203-0124332, in the Register's Office of Davidson County, Tennessee, dated November 29, 2019 and recorded on December 03, 2019.

This is improved property located at: **2224 Silverton Drive, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2025 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 14th day of March, 2025.

GRANTOR:

Angela Marie Rozman

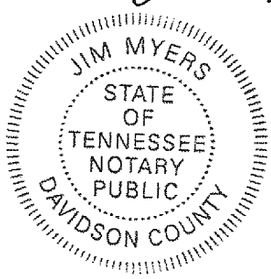
Christopher Robert Winder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angela Marie Rozman and Christopher Robert Winder, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of March, 2025.

Notary Public
My Commission expires: 1-8-2028



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 **March 14, 2025** .

Affiant Signature

03/14/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 14, 2025** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

