Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250250110

Karen Johnson
Batch # 1255703
04/02/2025 11 01 20 AM
Fees $13 00 Taxes $1,603 95

Davidson County
DEEDWARR
2 pgs

20250402-0025003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $433,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of March, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-02-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Jackson Spangler and Emma Louise Maddux 601 Old Hickory Blvd Unit 72 Brentwood TN 37027	New Owner	Tax Parcel ID No 171 03 0B 268.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wynn, LLC, a Wyoming limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Jackson Spangler and Emma Louise Maddux, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No 30 on the Plan of PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Walters, a married man, by Warranty Deed from Jennifer Lynn Pack now known as Jennifer L. Myhr, married, of record in Instrument No. 20120301-0017838, in the Register's Office of Davidson County, Tennessee, dated February 29, 2012 and recorded on March 1, 2012.

Being the same property conveyed to Wynn, LLC, a Wyoming limited liability Company by Quitclaim Deed from Michael Walters, an unmarried man, of record in Instrument No. 20250320-0020318, in the Register's Office of Davidson County, Tennessee, dated March 18, 2025 and recorded on March 20, 2025

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 957.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D BOUNDARY FREDERICKSBURG, as recorded in Plat Book 7900, Page 509.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65 and amended in Book 9500, Page 393 and Book 10694, Page 541.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435 and amended in Book 10224, Page 683 and corrected in Book 10294, Page 850, amended in Instrument No. 20000718-0070558 and re-recorded in Instrument No. 20050705-0076596.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11550, Page 531 and amended in Book 11682, Page 75

Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.

Covenants, Conditions and Restrictions as set forth in Fredericksburg Subdivision Section Seven Restrictive Covenants recorded in Book 10453, Page 931.

Easement for Cable Television Easement and Maintenance Agreement, recorded in Instrument No. 20000516-0049387.

Easement recorded in Instrument No. 20131021-0109635.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 920 and Book 10584, Page 134

Charter for Fredericksburg Homeowners Association, Inc. recorded as Book 8920, Page 40.
Charter for Townhomes of Fredericksburg Homeowners Association, Inc. recorded as Book 10126, Page 430.
Charter for Fredericksburg Townhome Association, Inc. recorded as Book 11550, Page 529.

By Laws for Fredericksburg Homeowners Association, Inc. recorded as Book 8920, Page 45 and amended in Book 9860, Page 840 and Book 10694, Page 539.

By Laws for Townhomes of Fredericksburg Homeowners Association, Inc. recorded as Book 10126, Page 486 and amended in Book 10275, Page 959 and Instrument No. 20150102-0000219.

By Laws for Fredericksburg Townhome Association, Inc recorded as Book 11550, Page 554.

Common Open Space Deed recorded as Book 11753, Page 208.

This is improved property located at 601 Old Hickory Blvd Unit 72 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of March, 2025.

Wynn, LLC, a Wyoming limited liability company

By: _____
Todd Jackson, Manager

STATE OF TENNESSEE,
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, of the State and County aforesaid, personally appeared Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of Wynn, LLC, a Wyoming Limited Liability Company, the within named bargainor, and that he as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Manager.

Witness my hand and official seal, at office in Nashville, Tennessee, this ~~26~~ 25th day of March, 2025.

_____
Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June, 17, 2026
COUNTY OF WILLIAMSON