Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
[illegible] TN 37215

Warranty Deed

Karen Johnson Davidson County Batch # 1256442 DEEDWARR 04/04/2025 10 08 26 AM 2 pgs Fees $13 00 Taxes $1,572 13 20250404-0025659	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $424,900.00. Affiant Subscribed and sworn to before me, this the 2nd day of April, 2025 Notary Public My commission expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Preston W York Brooks M Simmons	NEW OWNER	142-05-0D-037.00-CO
999 Todd Preis Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILD WEST REALTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRESTON W. YORK, AN UNMARRIED MAN, AND BROOKS M. SIMMONS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land In Davidson County, Tennessee, described as follows:

Unit No. Q-403, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of River Platation, Section Four, Condominium Apartments, recorded in Book 4860, page 17, 18, 19, Register's Office for Davidson County, Tennessee, and described in a Master deed of record at Book 4892, page 440 amended in Book 4956, Page 756, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of river Plantation, Section 4, Condominium Apartments, contain in the Master Deed and The By-laws appended thereto, recorded in Book 4892, page 456, said Register's Office, are incorporated in this deed by reference and made apart hereof as as though copied herein.

Being the same property conveyed to Kaye Duke Frensley and Diane Overstreet Wood, as Trustees of the Kaye Duke Frensley family Trust by Quit Claim Deed from Kaye Duke Frensley, formerly known as Wanda Kaye Duke of record in Book 8559, page 115, Register's Office for Davidson County, Tennessee, dated February 24, 1992 and recorded on February 26, 1992.

Being the same property conveyed to Kaye Duke Frensley, a single person by Quilt Claim Deed from Kaye Duke Frensley, Trustee and Diane Overstreet Wood, Trustee as Trustees of the Kaye Duke Frensley Family Trust of record in Instrument No. 20220311-0028671 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on Apri 11, 2022.

Being the same property conveyed to Wild West Realty Group, LLC, a Tennessee limited liability company by Warranty Deed from Kaye Duke Frensley, unmarried of record in Instrument No. 20241001-0076167 Register's Office for Davidson County, Tennessee, dated September 27, 2024 and recorded on October 01, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 999 Todd Preis Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of Apri, 2025.

Wild West Realty Group, LLC, a Tennessee Limited Liability Company

By: _____
Derek Terwilliger, Member

By: _____
Christopher Bean, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derek Terwilliger and Christopher Bean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Wild West Realty Group, LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of Apri, 2025.

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

_____
Notary Public