Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1257392 **DEEDWARR**
04/08/2025 09 55 41 AM 2 pgs
Fees $13 00 Taxes $3,922 00

20250408-0026549

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,060,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KATIE SHEFFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Oct 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Wesley R McCulloch and Lindsey W McCulloch	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 4718 Briarwood Drive	(NAME)	146040A00200CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **Frank Spitznagel, Nathan G Graham, and James P. Goza**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley R. McCulloch and Lindsey W. McCulloch,** husband and wife, 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:

Land in Davidson County, Tennessee, being Unit "B" Homes at 4716 Briarwood Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 4716 Briarwood Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210924-0128281, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 4716 Briarwood Drive, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210924-0128281, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to James P. Goza, Frank Spitznagel and Nathan Graham, by virtue of that certain Quit Claim Deed dated February 29, 2024, and being of record at Instrument No. 20240301-0014424 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property previously conveyed to GardWill LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated September 21, 2021, and being of record at Instrument No. 20210924-0128280 in the Register's Office of Davidson County, Tennessee.

Grantors warrant that this property is not their primary residence and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4718 Briarwood Dr Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 7th day of April, 2025.

James P. Goza

Frank Spitznagel

Nathan Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James P. Goza, Frank Spitznagel and Nathan Graham** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of April, 2025.

Notary Public

My Commission Expires. 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028