WARRANTY DEED

Karen Johnson Davidson County
Batch# 1276345 DEEDWARR
05/22/2025 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250522-0040395

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zachary David Wesner and Abigail Medina Wesner	**SAME AS NEW OWNERS**	
(NAME)	(NAME)	058-07-0C-005.00-CO
929 Millstream Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **Whitney Graham, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary David Wesner and Abigail Medina Wesner, Tenancy by the Entirety,** 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 and being Unit Nos. 7A, as established by Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drakes Branch of record in Instrument No. 20201030-0127244, in the Register's Office for Davidson County, Tennessee, as supplemented by Instrument of record in Instrument No. 20210330-0041867, to which reference is hereby made for a more complete legal description and formerly being Lots 6, 7, and 19 on a Final Plat for The Crossing at Drakes Branch, Phase 1, according to plat appearing of record in Instrument No. 20201023-0123325, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Whitney Graham, unmarried by General Warranty Deed from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No. 20220701-0076529 Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on July 01, 2022.

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

This is improved unimproved x property, known as 929 Millstream Dr. Nashville, TN 37218
(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 20 day of May, 2025.

Whitney 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, **Whitney Graham**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of May, 2025.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/7/2026

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 **May 20, 2025**.

Affiant Signature

May 22, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

22nd day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires