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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250550846** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $369,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of May, 2025.<br><br>Notary Public<br>My Commission Expires: 3-20-28 |

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Matthew Stephen James and<br>Christina Celeste Fowler James<br>426 Hadleys Bend Blvd<br>Old Hickory TN 37138 | New Owner | Tax Parcel ID No.<br>063 08 0 007.00 |

Karen Johnson Davidson County
Batch# 1279906 DEEDWARR
05/30/2025 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20250530-0042649

**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, **Lauren Nicole Wallick, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Stephen James and Christina Celeste Fowler James, 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 situated in Davidson County, Tennessee, Being Lot No.(s) 15 and 16, BLOCK "U" on the Plan of Map of HADLEY'S BEND CITY of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots 15 and 16 front together 50 feet on the Westerly side of Hadley Bend boulevard and extend back between parallel lines 10 feet to a dead line.

Being the same property conveyed to Lauren Nicole Wallick, by Warranty Deed from Breckenridge Property Fund 2016, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20220420-0045866, in the Register's Office of Davidson County, Tennessee, dated April 06, 2022, and recorded on April 20, 2022.

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 HADLEY'S BEND CITY, as recorded in Plat Book 421, Page(s) 120.

This is improved property located at 426 Hadleys Bend Blvd Old Hickory TN 37138

**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 29th day of May, 2025.

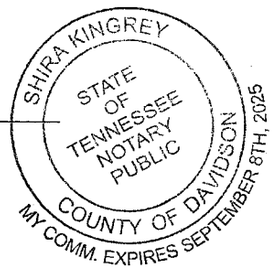
Lauren Nicole Wallick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Nicole Wallick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/29/25.

Affiant Signature

5/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY