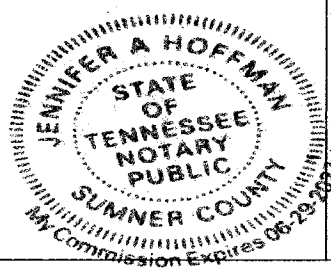
Karen Johnson Davidson County
Batch# 1284819 DEEDWARR
06/16/2025 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20250616-0046923

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2025.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jim Wilder and Andrea Wilder	New Owner	159-01-0-060.00
(NAME) 4112 Italia Way	(NAME)	
(ADDRESS) Lake Worth, FL 33467	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Adam Gregory Hartman and Robert Winn Hartman, married to each other,** , hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jim Wilder and Andrea Wilder, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 90 on the Plan of Hounds Run, a Planned Unit Development of record in Plat Book 6900, Page(s) 167 through 171, inclusive, in the 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 Adam Gregory Hartman and Robert Winn Hartman, married to each other by Warranty Deed from MP Home Solutions Pro, Inc., a Tennessee Corporation, dated 12/06/2022, of record in Instrument No. 20221207-0127544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 1433 Beddington Park, Nashville, TN 37215
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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

GRANTEE(S), his/her/their 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.

Effective the ~~13th~~ 12th day of June, 2025.

Adam Gregory Hartman

Robert Winn Hartman

State of Colorado
County of Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Gregory Hartman and Robert Winn Hartman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of June, 2025.

Notary Public
My Commission Expires: April 6, 2027

DANIEL MERAZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154013792
MY COMMISSION EXPIRES APRIL 6, 2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 6/12/25.

Jennifer A Hoffman

AFFIANT

DATE: 6/13/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 13th day of June, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027