Karen Johnson Davidson County
Batch# 1297547 DEEDWARR
07/14/2025 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $12,950.00
20250714-0055349

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 38750-06-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00. SP Affiant Subscribed and sworn to before me this 10th day of July, 2025. Notary Public My Commission Expires:

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Catherine Wilt and David Dingess 4420 Warner Place Nashville, TN 37205	New Owner	Map and Parcel No.: 13006006000

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, **Adam Dretler and wife, Julie Dretler** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CATHERINE E. WILT AND SPOUSE, DAVID DINGESS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4420 Warner Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 10th day of July, 2025.

Adam Dretler

Julie Dretler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Dretler and Julie Dretler, 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 10th day of July, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee. being the easterly 100 feet of Lot No. 19 on the plat of a subdivision of Block "C" in Belle Meade Plan No. 2 as of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 fronts100 feet on the northerly side of Warner Place and extends back between parallel lines 301 feet on the easterly line and 296 1/2 feet on the westerly line to the southerly line of Lot No. 20 on said plan.

Being the same property conveyed to Adam Dretler and wife, Julie Dretler by deed dated February 21, 2014 from Toby S. Wilt, Jr. and wife, Catherine E. Wilt, of record in Instrument No. 20140224-0015447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 13006006000.
2. Belle Meade City taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No.: 13006006000.
3. All matters appearing on the Plan of record as Book 421, page 58, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 July 10, 2025. (Date of document)

Affiant Signature

7/14/2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14 day of July, 2025.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028