Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0157

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Darryl A Myers
Affiant

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2025

J. M Lm
Notary Public

Commission Expires: 1/22/2029

Karen Johnson Davidson County
Batch# 1302665 DEEDWARR
07/25/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20250725-0059069

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darryl A. Myers 1206 Cabana Circle Nashville, TN 37214	United Wholesale 585 South Blvd E Pontiac MI 48341	108-03-0-043.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Sara E. Wells and Devin Wells, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darryl A. Myers, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 91A on the plan of Patio Villa, Section Four, Zone Lot Division Lots 87 Through 92, of record in Plat Book 5200, Page 632 and amended in Plat Book 6900, Page 538, 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 Sara E. Cruz by Quitclaim Deed from Sara E. Cruz and Reynaldo Cruz, Jr., dated 7/6/2022 and recorded 7/7/2022 in Instrument No. 20220707-0078594; and being the same property previously conveyed to Sara E. Cruz and husband, Reynaldo Cruz, Jr. by Quitclaim Deed from Sara E. Barnes, dated 1/21/2019 and recorded 1/28/2019 in Instrument No. 20190128-0008113; and being the same property previously conveyed to Sara E. Barnes, married by Quitclaim Deed from Rosa Barnes and husband, Rudolph Barnes and Pedro Moralis Barnes, dated 10/13/2015 and recorded 10/22/2015 in Instrument No. 20151022-0107439; and being the same property previously conveyed to Sara E. Barnes, married and Rosa Barnes and husband, Rudolph Barnes by Warranty Deed from Gilbert L. Smith, married, dated 10/9/2009 and recorded 10/14/2009 in Instrument No. 20091014-0095210, Register's Office for Davidson County, Tennessee.

Sara E. Cruz is one and the same as Sara Wells

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1206 Cabana Circle, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of July, 2025.

Sara E. Wells

Devin Wells

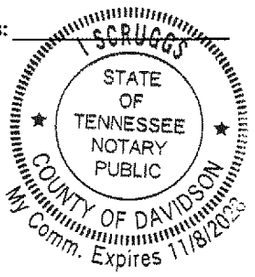
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sara E. Wells and Devin Wells** 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 and official seal at Hendersonville, Tennessee this 25th day of July, 2025.

Notary Public
My Commission Expires: _____

(Notary Seal)



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/25/2025.

Affiant Signature

07/25/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/25/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY