THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8791-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2025. Notary Public MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1308792 DEEDWARR
08/12/2025 10:10:52 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250812-0063980

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Montesi	NEW OWNER	
901 Holly Forest		142-08-0B-068.00-CO
Nashville, TN 37221		
(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, **Charles Joe Wheeler and Joseph M. Wheeler a/k/a Joseph Mark Wheeler and Charles T. Wheeler a/k/a Charles Timothy Wheeler**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rita Montesi**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 68 on the plan of condominium site of Phase III, Coronada Town Home Condominiums, of record in Book 5200, page 67, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Charles J. Wheeler by Warranty Deed from Barton W. Dennis of record in Book 10408, page 696, Register's Office for Davidson County, Tennessee, dated March 01, 1997 and recorded on April 07, 1997.

Being the same property conveyed to M. Norris Jenkins, Trustee by Quitclaim Deed from Charles J Wheeler, Joseph M. Wheeler and Charles T. Wheeler as Equal tenants in common with right of survivorship, of record in Book 10479, Page 520, Register's Office for Davidson County, Tennessee, dated April 30, 1997, and recorded on June 04, 1997 and within the same deed the said M. Norris Jenkins, Trustee conveyed his interest in the subject property to Charles J Wheeler, Joseph M. Wheeler and Charles T. Wheeler as Equal tenants in common with right of survivorship

Power of Attorney for Charles Timothy Wheeler of record in Instrument No. 20140725-0066107, Register's Office for Davidosn County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **901 Holly Forest, Nashville, TN 37221**

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 our hands this the 8 day of August, 2025.

Charles Joe Wheeler

Joesph Mark Wheeler

Charles Timothy Wheeler
BY: Joseph Mark Wheeler Attorney In Fact

STATE OF TN
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Joe Wheeler,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of August, 2025.

My Commission expires: _____

Notary Public

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

STATE OF TN
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Mark Wheeler,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of August, 2025.

My Commission expires: _____

Notary Public

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Mark Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Charles Timothy Wheeler,** as his Attorney in Fact, as the free act and deed of the within named **Charles Timothy Wheeler**

Witness my hand and official seal this the 8 day of August, 2025.

My Commission expires _____

Notary Public

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027