Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 590,000.00.

Affiant

Subscribed and Sworn before me this 11th day of August, 2025.

Notary Public
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Karen Johnson Davidson County
Batch# 1310429 DEEDWARR
08/15/2025 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250815-0065142

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Andrew Wisniewski and Terry Wisniewski 339 Binkley Drive, Nashville, TN 37211	New Owner	Map/Parcel 147-01-0-213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew Preston and Kathryn Preston, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Wisniewski and Terry Wisniewski, husband and wife**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Section Three, Caldwell Hall of record in Plat Book 2900, Page 131, 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 Matthew Preston and Kathryn Preston, husband and wife, by Warranty Deed from Gary S. Burr, Married, dated October 1, 2015 and recorded October 5, 2015, of record in Instrument No. 20151005-0101229, in the Register's Office of Davidson County, Tennessee.

This is [ ] improved [ ] unimproved property known as 339 Binkley Drive, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 11 day of August, 2025.

M. Preston
Matthew Preston

K. Preston
Kathryn Preston

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 11 day of August, 2025, before me personally appeared Matthew Preston and Kathryn Preston, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of August, 2025.

Angela Lyles
Notary Signature
My commission expires:
5/23/26

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 **August 11, 2025**.

Date

Affiant Signature

August 11, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029