Karen Johnson Davidson County
Batch# 1311146 DEEDWARR
08/18/2025 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20250818-0065426

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38805-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me this 6th day of August, 2025. Notary Public My Commission Expires: 8.12.28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Everton Arrindell 9269 Wardley Park Lane Brentwood, TN 37027	Everton Arrindell 9269 Wardley Park Lane Brentwood, TN 37027	Map and Parcel No.: 171040C06400CO

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, Zac Wracher, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Everton Arrindell, a married man ("Grantee"), his 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 809 Barrington Place Drive, Brentwood, TN 37027.

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

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantor has executed this instrument on the 6th day of August, 2025.

GRANTOR:

Zac Wracher

Sydney Lauren Wracher, spouse of Grantor Zac Wracher, joins in the execution of this instrument for the express purpose of conveying to Grantee all of her interest, marital or otherwise, in the subject property.

Sydney Lauren Wracher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zac Wracher and Sydney Lauren Wracher, 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 6th day of August, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 64 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, and as Amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426, in the Register's Office for Davidson County, Tennessee, to which Master Deed and amendments reference are hereby made for a more particular description of said Unit.

Being the same property conveyed to Zac Wracher, an unmarried man, by deed dated September 15, 2022 from James B. Welch and Shannon M. MacLachlan, both unmarried as joint tenants with right of survivorship, of record in Instrument No. 20220919-0104117, Register's Office for Davidson County, Tennessee. Zac Wracher having since married Sydney Lauren Wracher.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Barrington Place, of record in Instrument No. 20050914-0110701, corrected and re-recorded in Instrument No. 20051025-0128696, amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Site Plan of record attached as Collective Exhibit B to the Master Deed in Instrument No. 20050914-0110701 as corrected and re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the PUD Boundary Survey of record as Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7026, page 856, Book 7121, page 197, and Book 7883, page 319 and Book 7883, Page 323, Register's Office for Davidson County, Tennessee.
9. Easement granted to BellSouth in Instrument No. 20051109-0135895, Register's Office for Davidson County, Tennessee.
10. Easement as set out in Deed of record in Book 3280, page 373, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20040907-0107770, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, 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 6, 2025.

Signature
August 6, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 6, 2025

Notary's Signature

My Commission Expires: 10-25-26

