THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8810-WE	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 900,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2025 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1311930 DEEDWARR
08/20/2025 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20250820-0066529

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Jason Stanley and Jennifer Stanley	New Owner	
4009 Utah Avenue		103-04-0L-002.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

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, **Ian Wrigley, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Jason Stanley and Jennifer Stanley, husband and wife**

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 Unit No. 2 on the Plan of Utah Avenue Townhomes, a Horizontal Property Regime created under Tenn. Code Ann. 66-27-101 et. seq., as amended and as established by Covenants, Conditions and Restrictions of record in Instrument No. 20091125-0108519, as amended in Instrument No. 20091208-0112281, Instrument No. 20100119-0004252, Instrument No. 20100119-0004515, Instrument No. 20100928-0077207; Instrument No. 20100928-0077243, and Instrument No. 20101026-0085680, Register's Office for Davidson County, Tennessee, reference is hereby made to the plat of Utah Avenue Townhomes as shown on Exhibit "B" to the Covenants, Conditions and Restrictions, of record as aforementioned, said Register's Office, for a more complete indentification and description of said unit.

Being the same property conveyed to Ian Wrigley, an unmarried man by Warranty Deed from Samantha D. Richter, a married woman of record in Instrument No. 20210920-0125684 WD Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on September 20, 2021.

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 **4009 Utah Avenue, Nashville, TN 37209**

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 18 day of August, 2025.

Ian Wrigley by Christie Wilson, atty in fact
Ian Wrigley
BY: Christie Wilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 18 day of August, 2025.

My Commission expires _____

HILARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public

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 18, 2025**.

Date

Affiant Signature

August 18, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** 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