This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24665-AP

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2025.

Notary Public
My Commission Expires: 11-21-2027

Karen Johnson Davidson County
Batch# 1313507 DEEDWARR
08/21/2025 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250821-0067166

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David C. Cerf and Emmylou D. Cerf Trust dated April 26, 2000 6114 Saint Marlo Dr. Franklin, TN 37064	Same	181-14-0A-091.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frank C. Wegerson and Carol E. Wegerson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David C. Cerf and Emmylou D. Cerf, Trustees of David C. Cerf and Emmylou D. Cerf Trust dated April 26, 2000,**, hereinafter called the Grantee(s), his/her/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 236 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit "A-1" to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20050922-0114218, amended and supplemented in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement of said Unit.

Being the same property conveyed to Frank C. Wegerson and wife, Carol E. Wegerson by Warranty Deed from Ali Girl, LLC, a Tennessee limited liability company, dated December 27, 2017, recorded December 29, 2017, of record in Instrument No. 20171229-0132291, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8224 Rossi Road, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 21st day of August, 2025.

GRANTOR:

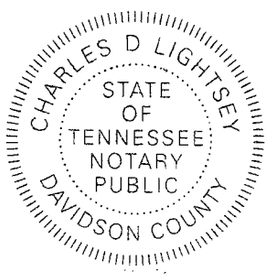
Frank C. Wegerson

Carol E. Wegerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank C. Wegerson and Carol E. Wegerson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of August, 2025.



Notary Public
My Commission expires: 3/3/26

202508210067166

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 21st day of August, 2025

Dated 8/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 21st day of August, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL