Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$335,000.00~~

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of August, 2025

(Affix Seal)

Notary Public

My Commission Expires My commission expires May 30, 2029

KEATON RYE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2025-07-3128

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURNED~~

SALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To.	Tax ID#:
Evan Wemp 2607 Mashburn Court Nashville, TN 37210	~~NEW OWNER~~ Fairway Independent ~~mortgage~~ corporation 4281 Marsh Lane Carrollton, TX 75007	Map/Parcel 119-07-0-075

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Brandon Carter, married, and Amanda Walton Carter, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Evan Wemp, a single person**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Laurel Acres of record in Plat Book 2133, Page 48, 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 Ralph L. Walton and wife, Bonnie M. Walton by Warranty deed from Richard P. Pate and wife, Katherine M. Pate of record in Book 3506, page 640, Register's Office for Davidson County, Tennessee, dated February 25, 1963 and recorded on February 26, 1963 Ralph L. Walton a/k/a Ralph London Walton died January 27, 1979, leaving Bonnie M Walton as the surviving tenant by the entirety Bonnie M Walton died intestate May 16, 2014, leaving James Brandon Carter, Amanda Walton Carter and Hannah Nicole Collins her only heirs-at-law. See Affidavit of Inheritance of record in Instrument No. 20250827-0068565, said Register's Office. See Quitclaim Deed from Hannah Nicole Collins to Amanda Walton Carter of record in Instrument No. 20250827-0068566, said Register's Office.

The subject property was never the principal residence of James Brandon Carter and his spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record

This is improved property known as 2607 Mashburn Court, Nashville, TN 37210.

Karen Johnson
Batch # 1315339
08/27/2025 09 42 AM
Fees $13 00 Taxes $1,239 50

Davidson County
DEEDWARR
2 pgs

20250827-0068567

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever, and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 25th day August, 2025.

James Brandon Carter

Amanda Walton Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of August, 2025, before me personally appeared James Brandon Carter and Amanda Walton Carter, 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 25th day of August, 2025.

Notary Signature
My commission expires: 11-25-2028

