PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1321882 DEEDWARR
09/15/2025 02:24:20 PM 2 pgs
Fees: $13.00 Taxes: $4,732.30
20250915-0073529

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64178
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jordan F. Fishel Marina J. Escalas 4300 Lone Oak Road Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131033B00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,279,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey M. Wilson, an unmarried man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jordan F. Fishel, unmarried, and Marina J. Escalas, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4300 Lone Oak Cottages of record in Instrument No. 20141001-0090471, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey M. Wilson, an unmarried man, by Warranty Deed from Professors Partners, LLC, a Tennessee limited liability company, dated August 14, 2015 and recorded on August 20, 2015, of record in Instrument No. 20150820-0083864, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20141001-0090471, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141001-0090471, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement for sanitary services and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4110, page 659, said Register's Office; Dedication of sidewalk easements and/or right of way and permanent drainage easement of record in Instrument 20180323-0027811, said Register's Office; and Charter of 4300 Lone Oak Cottages Corporation of record in Instrument No. 20141001-0090470, said Register's Office.

This is improved property, known as 4300 Lone Oak Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of September, 2025.

Jeffrey M. Wilson

State of Tennessee

County of Davidson

On this 10th day of September 2025, before me the undersigned authority, personally appeared Jeffrey M. Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,279,000.00.

Affiant

Sworn and subscribed before me this 10th day of September, 2025.

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

Notary

My Commission Expires: _____