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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250952072** | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ )MAURY<br><br>The actual consideration or value, whichever is greater, for this transfer is: $505,692.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 16th day of September, 2025.<br><br>Notary Public<br>My Commission Expires: 4.25.29 |

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1323388 DEEDWARR
09/17/2025 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,871.06
20250917-0074231

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Greta A. Day<br>692 Brewer Drive<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>147 10 0 171.00 |

**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, **James George Wilen, Jr. and Sandra Ann Wilen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Greta A. Day,** unmarried woman ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of CANDLESTICK FARMS, SECTION TWO of record in Plat Book 3500, Page 60, 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 James George Wilen, Jr. and Sandra Ann Wilen, Husband and Wife, by Warranty Deed from Vincent Lopes and Rachel Newton-Lopes, Husband and Wife, of record in Instrument No. 20230523-0038699, in the Register's Office of Davidson County, Tennessee, dated May 22, 2023, and recorded on May 23, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANDLESTICK FARMS, SECTION TWO, as recorded in Plat Book 3500, Page(s) 60.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenents recorded in Book 3642, Page 307.

Easement for the flow of the waters of Seven Mile Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Seven Mile Creek, free from diminution or pollution.

This is improved property located at 692 Brewer Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 16th day of September, 2025.

James George Wilen, Jr.

Sandra Ann Wilen

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James George Wilen, Jr. and Sandra Ann Wilen, 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 16th day of September, 2025.

CHAD T. EARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 16, 2025.

Affiant
Date: September 17, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of September 2025

Notary Public

My Commission Expires: 7/30/2029

