Box 14

NEW OWNER:
Gary Aldridge
5337 Roxborough Pass
Hermitage, TN 37076

SEND TAX BILLS TO:

Summit Funding, Inc.
2135 Butano Drive, Suite 150
Sacramento, CA 95825

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
200 East Spring Street
Lebanon, TN 37087

FILE NO: 25-212

MAP & PARCEL
098-02-0-047

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch # 1327224 **DEEDWARR**
09/26/2025 10 10 17 AM 3 pgs
Fees $18 00 Taxes $1,813 00
20250926-0076843

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($490,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John D. Wheeler and wife, Kathleen S. Wheeler** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Gary Aldridge, an unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A 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. 17 on the Final Subdivision Plan Phase II-A, Roxborough East, of record in Plat Book 7900, page 390, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John D. Wheeler and wife, Kathleen S. Wheeler by Warranty Deed from Larry W. Powell, unmarried dated on February 18, 1994 and recorded on February 24, 1994 of recorded in Book 9257, Page 447, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 098-02-0-047
Being also known as: 5337 Roxborough Pass, Hermitage, TN 37076

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25th day of September, 2025.

John D. Wheeler

John D. Wheeler

Kathleen S Wheeler

Kathleen S Wheeler

STATE OF TENNESSEE

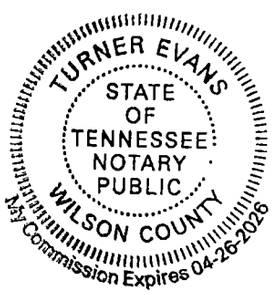
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John D. Wheeler and Kathleen S. Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at office this 25th day of September, 2025.

NOTARY PUBLIC

My commission expires: 4/26/26



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The actual consideration or value, whichever is greater, for this transfer is $ **490,000.00**.

AFFIANT

Sworn to and subscribed to before me this 25th day of September, 2025

NOTARY PUBLIC

My commission expires: 4/26/26

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026