WARRANTY DEED

Karen Johnson Davidson County
Batch# 1329773 DEEDWARR
10/03/2025 07:43:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20251003-0078791

File No. DH-25-11021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1812 Ashwood Reverse, LLC c/o David Neff	Same as New Owner	
(NAME) 1810 Ashwood Avenue	(NAME)	104-16-0-079.00
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Geoffrey E. Wile and Laura Wile, husband and wife, and Geoffrey E. Wile and Jennifer R. Wile, as heirs at law of Charles D. Wile, deceased**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1812 Ashwood Reverse, LLC, a Colorado Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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 the East 25 feet of Lot No. 125 and the West 60 feet of Lot No. 124 on the revised plan of George W. Blair's Subdivision, of Belmont Heights, as of record in Book 332, Page 117, Register' s Office for said County.

Said parts of said Lots. Nos. 125 and 124 front 85 feet on the Northerly side of Ashwood Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Dennis Wile and wife, Katherine R. Wile by Warranty Deed from James McNairy Owen of record in Book 5011, Page 497, Register's Office for Davidson County, Tennessee, dated March 26, 1976 and recorded on April 02, 1976.

Being the same property conveyed to Dennis Wile by Quitclaim Deed from Charles Dennis Wile v. Katherine Thompson Russell Wile Katherine R. Wile of record in Book 7060, Page 122, Register's Office for Davidson County, Tennessee, dated August 01, 1986 and recorded on December 05, 1986.

Being the same property conveyed to Charles D. Wile, an unmarried man, and Geoffrey E. Wile and Laura Wile, husband and wife by Quitclaim Deed from Dennis Wile, a/k/a/ Charles D. Wile of record in Instrument No. August 14, 2018 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on 20180824-0083975. Charles D. Wile subsequently died intestate on June 16, 2025, thereby vesting ownership into his heirs at law: Geoffrey E. Wile and Jennifer R. Wile. SEE ALSO: Probate Case No. 25P1933, Davidson County Circuit Court and Affidavit of Heirship recorded at Instrument No. 202510030078788, Register's office for Davidson County, Tennessee.

This is property more commonly known as 1812 Ashwood Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this ~~29th~~ 26th day of September, 2025.

Geoffrey E. Wile

Laura Wile by Geoffrey E. Wile, her Attorney in FAct
Laura Wile by Geoffrey E. Wile, her Attorney-In-Fact

Jennifer R. Wile by Geoffrey E. Wile, Attorney in Fact
Jennifer R. Wile by Geoffrey E. Wile, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of September, 2025, before me personally appeared Geoffrey E. Wile, 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 26 day of September, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Geoffrey E. Wile with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney in Fact for Laura Wile, and that this instrument was executed on behalf of the said Laura Wile for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202510030078790, in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal this 24 day of September, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Geoffrey E. Wile with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney in Fact for Jennifer R. Wile, and that this instrument was executed on behalf of the said Laura Wile for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202510030078789, in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal this 26 day of September, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D. Hardwick, do hereby make oath that I am a licensed attorney and/or 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 **September 26, 2025**.

Date

D. Hardwick

Affiant Signature

October 2, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

