Karen Johnson Davidson County
Batch# 1339037 DEEDWARR
10/28/2025 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20251028-0085703

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

G-ORE-25-00203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS~~ GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.21.2028 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander C Falk and Deeksha Adiani	USAA	
(NAME) **203 Stonecrest Circle**	(NAME) 10750 McDermott Freeway	**114-12-4A-016.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY C. FITZGERALD, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER C FALK AND DEEKSHA ADIANI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 48, as established by Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687 and Instrument No. 20190607-0054759 and being shown on Plat attached thereto as Exhibit "C", 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 Timothy C. Fitzgerald, an unmarried man by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210222-0021049 Register's Office for Davidson County, Tennessee, dated February 02, 2021 and recorded on February 22, 2021.

The said Timothy C. Fitzgerald having since married, Bryan C. Wibberley joins in the execution of this Warranty Deed to convey any and all interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050421-0044398, Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, amended in Instrument No. 20190123-0006687 and amended in Instrument No. 20190607-0054759 an Instrument No. 20200310-0027036, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050421-0044398 in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170913-0093566, in the Register's Office for Davidson County, Tennessee.
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20160419-0037869, in the Register's Office for Davidson County, Tennessee.
- Easement for Private Stormwater Management Facilities in Favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20070319-0032638, in the Register's Office for Davidson County, Tennessee.
- Easement for Private Stormwater Management Facilities in Favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20070319-0032705 in the Register's Office for Davidson County, Tennessee.
- Easement for Private Stormwater Management Facilities in Favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20090522-0047154, in the Register's Office for Davidson County, Tennessee.
- Parking Easement in favor of Gospel Chapel, a Tennessee non-profit corporation of record in Instrument

Number 20080428-0042873, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of Nashville I, LLC of record in Instrument Number 20180730-0073897, in the Register's Office for Davidson County, Tennessee.
• Water Line Easement in favor of Gospel Chapel, a Tennessee non-profit corporation of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee.
• Easement to Tennessee Electric Power Co. in Favor of The Tennessee Electric Power Company, a corporation of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Stonecrest Circle, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 23rd DAY OF OCTOBER, 2025.

Timothy C. Fitzgerald

Timothy C. Fitzgerald

Bryan Wibberley

Bryan C. Wibberley

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY C. FITZGERALD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rdof October, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN C. WIBBERLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rdof October, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-27-2025**.

Affiant Signature — Date: **10-28-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-28-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY