RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-33409-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1341498 DEEDWARR
11/03/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251103-0087242

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of OCT, 2025

NOTARY PUBLIC

My commission expires: 12-19-28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Vincent Wykoski & Rachael Kuhn 4773 Cascade Drive Old Hickory, TN 37138	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	064-12-0-029.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($ 395,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Margaret R. Chaffin, single**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Sean Vincent Wykoski and Rachael Kuhn, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 320 on the Plan of Section Four, Sherwood Forest, of record in Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret R. Chaffin, single, from Dennis L. Dallas, Karen M. Dallas, and Margaret R. Chaffin, joint tenants with right of survivorship, by Quitclaim Deed dated June 5, 2020 and recorded June 26, 2020 in Instrument #20200626-0069041, said Register's Office.

Being the same property conveyed to Dennis L. Dallas, Karen M. Dallas, and Margaret R. Chaffin, as joint tenants with right of survivorship, from Margaret R. Chaffin by Quitclaim Deed dated December 3, 2014 and dated December 17, 2015 in Instrument #20151217-0127010, said Register's Office.

Being the same property conveyed to Guilford Chaffin and wife, Margaret R. Chaffin, from Stephen E. Hancock and wife, Rebecca F. Hancock, by Warranty Deed dated August 24, 1988 and recorded August 30, 1988 in Book 7638, page 837, said Register's Office. The said Guilford Chaffin having died in August 2000, leaving Margaret R. Chaffin as surviving tenant by the entireties.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 4773 Cascade Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28 day of October, 2025

GRANTOR(S)

Margaret R. Chaffin

Margaret R. Chaffin

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Margaret R. Chaffin, 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 and seal, this the 28 day of October, 2025

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 28. 2025.

Affiant Signature

3rd day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028