Karen Johnson Davidson County
Batch# 1346388 DEEDWARR
11/14/2025 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20251114-0090988

Warranty Deed

KRISTIAN BOOTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $509,900.00 Affiant Subscribed and sworn to before me, this the 5th day of November, 2025. Notary Public My commission expires: 11-8-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Molly Aileen Shiflet	Modern Mortgage Lending, INC.	105-03-0W-012.00-CO
1206 1st Avenue South	28999 Old Town Front St Ste. 103	
Nashville, TN 37210	Temecula, CA 92590	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRONT STREET AND WHARF LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOLLY AILEEN SHIFLET, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 12, on the Plan of Wharf Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants Conditions and Restrictions of the Wharf Avenue Townhomes, of record in Instrument No. 20210922-0128727, as amended in the First Amendment to Declaration of Covenants Conditions and Restrictions of the Wharf Avenue Townhomes, of record in Instrument No. 20220718-0081923, 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 a portion of the same property conveyed to Front Street and Wharf LLC, a Tennessee limited liability company by Warranty Deed from Equity Trust Company Custodian FBO Z108932 IRA of record in Instrument No. 20210805-0105660 Register's Office for Davidson County, Tennessee, dated August 02, 2021 and recorded on August 05, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1206 1st Avenue South #1, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of November, 2025.

Front Street and Wharf LLC, a Tennessee Limited Liability Company

By: _____
Quinton Horner, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Quinton Horner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Front Street and Wharf LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of November, 2025.

_____
Notary Public

My Commission Expires: _____

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

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 November 5. 2025.

Affiant Signature

14th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

