WARRANTY DEED

Karen Johnson Davidson County
Batch# 1350761 DEEDWARR
11/25/2025 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20251125-0094108

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3.1.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty Huffine	Better Mortgage Corporation	09503 0A 014.00
(NAME)	(NAME)	
2258 Lebanon Pike, Unit 14	1 World Trade Center, 80th Fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	New York, NY 10007	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Roger L. Wymer Jr., an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Betty Huffine, a single person**, hereinafter called the GRANTEE(S), his/her/their 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. 14 on the plan of Magnolia Square Condominiums, according to the master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275 in the Registrar's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Grace M. Starkey by Quitclaim Deed from 1994-N2 Tennessee Associates L.P., a Delaware limited Partnership, dated 12/13/1999, of record in Instrument No. 19991214-0303141, Register's Office for Davidson County, Tennessee.

The said Grace M. Starkey died testate on 01/11/2000, devising subject property to Thomas B Starkey, Executor of the Estate of Grace M. Starkey, Deceased, as evidenced in File No. 16P679, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger L. Wymer, Jr. and Margaret E. Wymer, husband and wife by Executer's Deed from Thomas B Starkey, Executor of the Estate of Grace M. Starkey, Deceased, dated 11/28/2016, of record in Instrument No. 20161207-0128422, Register's Office for Davidson County, Tennessee.

The said Margaret E. Wymer having since died on 10/13/2023, leaving the said Roger L. Wymer, Jr. the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2258 Lebanon Pike, Unit 14, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 21st day of November, 2025.

Roger L. Wymer Jr.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roger L. Wymer Jr.,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of November, 2025.

Notary Public:

My Commission Expires: 1.31.29

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 21, 2025.

Lissa Groom
Affiant
Date: 11.24.25

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 24 day of November, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON