Karen Johnson Davidson County
Batch# 1352132 DEEDWARR
12/02/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20251202-0095405

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Denton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Darryl Heard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st of November, 2025

Notary Public

MY COMMISSION EXPIRES: 4/25/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Wayland	John Wayland	
(NAME)	(NAME)	
1813B 5th Ave N	333 Rutherford Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Danville, CA 94526	
(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 Darryl Heard, a single man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto John Wayland and Kathryn Holcombe Wayland, husband and wife, as joint tenants with right of survivorship, 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 B, together with the appurtenant interest in the common elements of Salem on 5th Townhomes, a Horizontal Property Regime with private elements established by Declaration in Instrument No. 20160128-0008408, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 472 on the Plan of North Nashville Real Estate Company's property as of record in Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darryl Heard, unmarried by Warranty Deed from Jeff Zeitlin, unmarried, dated 01/27/2017, of record in Instrument No. 20170131-0010375, Register's Office for Davidson County, Tennessee.

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 ☒ 1813B 5th Ave N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: af14f756-a5ec-40f7-b948-dbc60fd03968

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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.

Darryl Heard
Darryl Heard

State of Texas
County of Denton

Personally appeared before me, by audio-visual communication, the undersigned, a Notary Public in and for said County and State, the within named Darryl Heard, 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.

Tiana L Tranowicz
Notary Public: Tiana L Tranowicz
My Commission Expires: 4/25/2026

TIANA L TRANOWICZ
Notary ID #133675423
My Commission Expires
April 25, 2026

RETURN TO: Completed via Remote Online Notarization using 2 way Audio/Video technology.
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

NotaryCam Doc ID: af14f756-a5ec-40f7-b948-dbc60fd03968

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 11-21 2025.

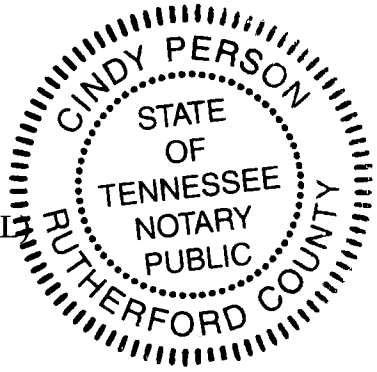
Affiant Signature

11-26-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 26 day of November, 2025.

(SEAL)



Notary Public

My Commission Expires: 4-19-2027