WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353063 DEEDWARR
12/03/2025 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20251203-0095744

File No. KS-25-11636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwynn Sharick and Gary L. Martens, Jr.	Gwynn Sharick and Gary L. Martens, Jr	
(NAME) 9724 Lakeview Ct	(NAME) 9724 Lakeview Ct	105-11-4E-008.00-CO
(ADDRESS) Perrington, MI 48871	(ADDRESS) Perrington, MI 48871	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Stephen Cox and Lisa Cox, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gwynn Sharick and Gary L. Martens, Jr. , wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. H, a Horizontal Property Regime, as recorded in the Declaration of Covenants Conditions and Restrictions for 505 Wedgewood Townhomes, of record in Instrument No. 20170206-0012284, as amended in Instrument No. 20170530-0053691, and as amended in Instrument No. 20180404-0031794, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Cox and Lisa Cox, husband and wife by Warranty Deed from Cadence Construction, LLC of record in Instrument No. 20180423-0037819 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 23, 2018, and Affidavit of Scrivener's Error recorded Instrument No. 20180508-0044176.

This is property more commonly known as 505H Wedgewood Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 26th day of November, 2025.

Stephen Cox

Lisa Cox

STATE OF Missouri
COUNTY OF Greene

On this 26th day of November, 2025, before me personally appeared Stephen Cox and Lisa Cox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of November, 2025.

Joellen Sue Dowler
Notary Signature
My commission expires: 12-01-2025

JOELLEN SUE DOWLER
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Dec. 1, 2025
Commission #06429084

Certificate of Authenticity

I, Krystal Schuster, 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 **11/26/25**.

Date

Affiant Signature

11/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **26** day of **November**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)