Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$640,000.00~~ $639,985.00

Affiant

Subscribed and sworn to before me this 1st day of December, 2025.

Notary Public
My Commission Expires:

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22,20

Karen Johnson Davidson County
Batch# 1353168 DEEDWARR
12/03/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,367.94
20251203-0095867

File No.: 2025-1223

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Mitchell Gray, III	New Owner	
1528A Arthur Ave. Nashville, TN 37208		081-12-3B-001.00-CO

WARRANTY DEED

For and in 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, we

Tyler Westerberg and Emma Westerberg, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Mitchell Gray, III, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 1528 A, as shown on the map entitled Master Declaration of Covenants, Conditions and Restrictions for Arthur Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160826-0089296, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tyler S. Westerberg, a single person and Emma A. Nelson, a single person and Scott D. Nelson and Nancy S. Nelson, husband and wife by Warranty deed from Lamont Jordan, a married man of record in Instrument No. 20170801-0077858 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

Being the same property conveyed to Tyler Westerberg and Emma Westerberg, husband and wife by

Quitclaim Deed from Scott D. Nelson and Nancy S. Nelson, husband and wife and Tyler S. Westerberg and Emma Westerberg f/k/a Emma A. Nelson, husband and wife of record in Instrument No. 20210309-0030806 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on March 09, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is ✓ improved _____unimproved property and the address of the herein described property is believed to be 1528 A Arthur Avenue, Nashville, TN 37208, 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 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 hands this 24th day of November, 2025.

Tyler Westerberg

Emma Westerberg

STATE OF GEORGIA
COUNTY OF DEKALB

On this 24th day of November, 2025, before me personally appeared Tyler Westerberg and Emma Westerberg, 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 24th day of November, 2025.

Notary Signature
My commission expires: 8/31/2029

OFFICIAL SEAL
ALPHONSO SALLEY
NOTARY PUBLIC-GEORGIA
DEKALB COUNTY
My Comm. Expires August 31, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11/24/2025 (date of document).

Jennifer L Pennell

11/24/2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 11/24, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

