WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 1.31.29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

Karen Johnson Davidson County
Batch# 1353946 DEEDWARR
12/04/2025 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,563.25
20251204-0096611

File #25-TL-0137-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Malan, II and Edwin Alberto Melgar	**CMG Mortgage**	
(NAME) **137 Lakeside Court**	(NAME) **3160 Crow Canon Road, Ste 400**	**086 10 0A 010.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **San Ramon, CA 94583**	
(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 consideration, the receipt of which is hereby acknowledged,

DAVID M. CARHART, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM MALAN, II AND EDWIN ALBERTO MELGAR, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of HERMITAGE HIGHLANDS, as shown by Plat of record in Instrument No. 20030422-0052784, in the Register's Office for Davidson, County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property being conveyed to David M. Carhart, a single man, by Warranty Deed from John R. Culpepper, II and Christina Watkins Culpepper, husband and wife, of record in Instrument No. 20180717-0069656, in the Register's Office of Davidson County, Tennessee, dated July 17, 2018 and recorded on July 17, 2018.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE HIGHLANDS, as recorded in Instrument No. 20030422-0052784.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030416-0050698.
* Charter for Hermitage Highlands Homeowners Association, Inc., recorded as Instrument No. 20030708-0093272.
* Common Open Space Deed recorded as Instrument No. 20030708-0093271.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 137 Lakeside Court, Hermitage, TN 37076.

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), their heirs and 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), 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 hand this the 21 day of November, 2025.

Megan Raley
Megan Raley

***MEGAN RALEY**, spouse of **DAVID M CARHART**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **MEGAN RALEY** may have in the above-described real property.*

STATE OF INDIANA

COUNTY OF SULLIVAN

On this 21 day of NOV., 2025, before me personally appeared Megan Raley, 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 21 day of NOV., 2025.

Notary Signature
My commission expires: 4-19-31

MICHAEL S DREHER
Notary Public - Seal
Vigo County - State of Indiana
Commission Number NP0666809
My Commission Expires Apr 19, 2031

Witness my hand this the 2 day of DEC, 2025.

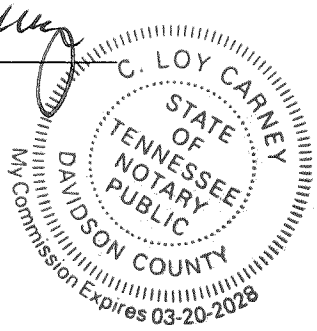
David M. Carhart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of DEC, 2025, before me personally appeared David M. Carhart, 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 2 day of DEC, 2025.

Notary Signature
My commission expires:



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 December 3, 2025.

Lissa Groom
Affiant

Date: December 3, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of December, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON