This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-7723-CL

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1355277 DEEDWARR
12/08/2025 11:39:30 AM 5 pgs
Fees: $28.00 Taxes: $2,571.50
20251208-0097434

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

State: Texas County: Travis
Subscribed and sworn to before me, this the 5th day of December, 2025.

KENDRA MCCULLOUGH
Notary Public, State of Texas
Comm. Expires 05-19-2027
Notary ID 134370358

Notary Public
My Commission Expires: 5-19-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Barbara Templeton 1918 Randolph Place Nashville, TN 37215	New Owner	131 07 0E 006.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Roslyn Wright and George Wright, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Barbara Templeton, unmarried** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 3A on the Plan of EVERGREEN of record in Plat Book 6250, Page 589 and as further set forth in Exhibit C to the Master Deed and By-Laws in Book 6936, Page 936, as amended in Instrument No. 20170424-0040042 and Instrument No. 20170424-0040045 said Register's Office for said county to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Roslyn Wright and George Wright, Wife and Husband, by Warranty Deed from Mary Fall Wade, Unmarried, of record in Instrument No. 20211018-0139884, in the Register's Office of Davidson County, Tennessee, dated October 12, 2021 and recorded on October 18, 2021.

This Instrument executed on behalf of Roslyn Wright and George Wright ("Principal") by pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 202512080097433, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1918 Randolph Place, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of December, 2025.

GRANTOR:

Roslyn Wright

George Wright
BY Roslyn K Wright his Attorney-In-Fact
George Wright by Roslyn Wright, his Attorney-In-Fact

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roslyn Wright, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of December, 2025.

KENDRA MCCULLOUGH
Notary Public, State of Texas
Comm. Expires 05-19-2027
Notary ID 134370358

K-McC

Notary Public
My Commission expires: 5-19-27

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roslyn Wright the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of George Wright ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 4th day of December, 2025.

KENDRA MCCULLOUGH
Notary Public, State of Texas
Comm. Expires 05-19-2027
Notary ID 134370358

K-McC

Notary Public
My Commission expires: 5-19-27

EXHIBIT "A"
TO Warranty Deed
From: Roslyn K. Wright and George A. Wright
To: Barbara Templeton

STATE OF Texas
COUNTY OF Travis

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Roslyn K Wright
Affiant

WITNESS my hand and seal at office this ___ day of December, 2025.

See Attached Notary Certificate

Notary Public
My Commission Expires: _____

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Texas
County of Travis } ss.

On this the 4th day of December, 2025, before me,
Day Month Year

Kendra McCullough, the undersigned Notary Public,
Name of Notary Public

personally appeared Roslyn Kay Wright,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

KENDRA MCCULLOUGH
Notary Public, State of Texas
Comm. Expires 05-19-2027
Notary ID 134370358

WITNESS my hand and official seal.

K-McC
Signature of Notary Public

Kendra McCullough
5-19-27
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Exhibit A To Warranty Deed

Document Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

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I, Kirsten Virden, 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 12.4.25 (date of document).

Kirsten Virden

Affiant Signature

Date: 12.4.25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

