WARRANTY DEED

Karen Johnson Davidson County
Batch# 1362130 DEEDWARR
12/29/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20251229-0102996

File No. KS-25-11774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

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 NUMBER
Tyler Wolf	**New Owner**	
(NAME)	(NAME)	
900A Youngs Lane		070-07-0E-003.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Bryson G. Siemon and Brooke Siemon, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Wolf, a single man**, 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 900A, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions for Riverfront Estates, of record in Instrument No. 20170316-0025831 and amended by Instrument No. 20171220-0129459, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bryson G. Siemon, single man by Warranty deed from Michael Barnes, Malcolm A. Lockridge and wife, Angela Y. Swinger-Lockridge of record in Instrument No. 20190603-0052599, Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 03, 2019.

Brooke Siemon, spouse of Bryson G. Siemon, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This is property more commonly known as 900A Youngs Lane, Nashville, TN 37207.

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 19th day of December, 2025.

Bryson G. Siemon

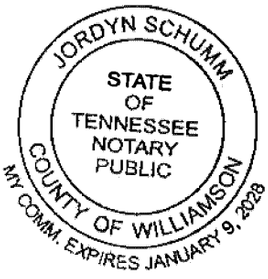
Brooke Siemon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2025, before me personally appeared Bryson G. Siemon and Brooke Siemon, 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 19th day of December, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Andrew Suzave, 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 December 23, 2025.

Date

Affiant Signature

December 23, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary's Signature

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

My Commission Expires: _____

Date

Notary's Seal (if on paper)