Name and Address of New Owner:
Carey S. Birdine
835 Neely's Chase Drive
Madison, Tennessee 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4350

Map & Parcel No. 052-01-0C-001.00-CO

Karen Johnson Davidson County
Batch# 1363787 DEEDWARR
12/31/2025 07:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20251231-0103996

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **WJF, LLC, an Arizona Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carey Birdine, unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Revised Plan of Neely's Chase, a Planned Unit Development, of record in Book 7900, Page 196, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to WJF, LLC, by Warranty Deed from Richard D. Bridges, a single person, of record in Instrument No. 20150629-0062193 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 29, 2015.

Being improved property known as **835 Neely's Chase Drive, Madison, TN 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of December, 2025.

WJF, LLC an Arizona Limited Liability Company

By: Managing member
Damian Walsh, Managing Member

State of PENNSYLVANIA
County of WESTMORELAND

Before me, DAWN L WELLS of the state and county mentioned, personally appeared Damian Walsh, Managing Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member of WJF, LLC, the within named bargainor, a Limited Liability Company, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

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

Dawn L. Wells
Notary's Signature
My commission expires: 10/28/2026

Commonwealth of Pennsylvania - Notary Seal
DAWN L WELLS - Notary Public
Erie County
My Commission Expires October 28, 2026
Commission Number 1286610

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ DLW)
COUNTY OF ~~DAVIDSON~~ DLW)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $329,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

202512310103996

Certificate of Authenticity

I, Tiffany Pollard, 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 26, 2025

Affiant Signature

December 26, 2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of December, 2025.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

