THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252966**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2025. Notary Public My Commission Expires:

LEE A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-21-2028

Karen Johnson Davidson County
Batch # 1364120 DEEDWARR
12/31/2025 11:19:57 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20251231-0104451

WARRANTY DEED

Address New Owner: McCarley Thomas Golden and Andrew Neil Golden 248 Delvin Drive Antioch TN 37013	Send Tax Bills To: First Bank 722 Columbia Ave Franklin TN 37064	Tax Information: Tax Parcel ID No. 162 06 0 081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron Wagner and Jennifer Wagner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **McCarley Thomas Golden and Andrew Neil Golden, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of SECTION ONE, FAIR OAKS of record in Plat Book 4175, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Wagner and Jennifer Wagner, husband and wife, by Warranty Deed from Brian Sain and Tonya Sain, husband and wife, of record in Instrument No. 20180411-0034124, in the Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 11, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, FAIR OAKS, as recorded in Plat Book 4175, Page(s) 43.

Covenants, Conditions and Restrictions as set forth in Protective Covenants and Restrictions recorded in Book 4289, Page 198, as amended in Book 4475, Page 863.

This is improved property located at 248 Delvin Drive Antioch TN 37013

25-CO-372

Register Return To:
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of December, 2025.

Aaron Wagner

Jennifer Wagner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Wagner and Jennifer Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2025.

Notary Public
My Commission Expires: _____

