Prepared By & Return To:
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-25-4999

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of December, 2025

Notary Public

Commission Expires:

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

Karen Johnson Davidson County
Batch# 1365212 DEEDWARR
01/05/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260105-0000449

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darryl Davis 5012 Pebble Creek Drive Nashville, TN 37013	Darryl K. Davis 5012 Pebble Creek Drive Nashville, TN 37013	149-10-0-006.00

WARRANTY DEED

FOR AND IN 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,

WJC Properties, LLC, a Georgia Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darryl Davis

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 62 on the Plan of Section 5-B, Pebble Creek, of record in Plat Book 5210, Page 310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to WJC Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Lora Lynn Frye and spouse Brenda Frye of record in Instrument No. 20171127-0120353 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 27, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 5012 Pebble Creek Drive, Nashville, TN 37013

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 so 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.

Dated this the 12th day of December, 2025.

WJC Properties, LLC, a Georgia Limited Liability Company

By: W. J. Cheek

W.J. Cheek, Managing Member

STATE OF Virginia

COUNTY OF City of Alexandria

Before me, the undersigned notary public, of the state and county mentioned, personally appeared W. J. Cheek, Managing Member of WJC Properties, LLC, 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 Managing Member the within named bargainor, a Limited Liability Company, and that as 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 and seal, at office in City of Alexandria, this 15th day of December, 2025. MA

Mohamud Aden 7898118

Notary Signature

My commission expires: 03/31/2026

Electronic Notary Public

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Notarized remotely online using communication technology via Proof.

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Maile Gentry, 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 12/15/2025 (date of document).

M A Gentry

Affiant Signature

12/15/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of December, 2025.

Rozalind Ruth

Notary's Signature

MY COMMISSION EXPIRES: 1/4/2027

NOTARY'S SEAL

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY