WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Rof
Memphis, TN 38119
901-758-2580
Cartus File #365126(

Karen Johnson Davidson County
Batch # 1365308 DEEDWARR
01/05/2026 02:31 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00

20260105-0000562

Return to:
Rudy Title & Escrow
608 Shelby Avenue
Nashville, TN 37206
Attn: Stephanie Woodall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $1,050,000.00

Affiant

Subscribed and sworn before me, this 30th day of December, 2025.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Property Address:
1158-A Greenland Avenue
Nashville, TN 37216

Parcel ID:
061-12-0A-001.00

Property Owner:
Terese Aviva Lantos and Scott Andrew Wofford
1158-A Greenland Avenue
Nashville, TN 37216

Mail tax bills to:
New Owner

THIS INDENTURE is made effective as of the 30th day of December, 2025, by **CARTUS FINANCIAL CORPORATION, a Delaware corporation,** First Party, for the purpose of conveying the premises described herein to **TERESE AVIVA LANTOS and SCOTT ANDREW WOFFORD, wife and husband,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party the following tract or parcel of land located in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit A on the plan of Homes at 1158 Greenland, a Horizontal Property Regime with private elements established by Declaration of Covenants, Conditions and Restrictions for Homes at 1158 Greenland, a Horizontal Property Regime with private elements of record at Instrument No. 20131213-0126500 with plat attached as Exhibit "B" and First Amendment filed at Instrument No. 20240402-0023037, 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 Andrew Plever and Patricia Plever, husband and wife, by Warranty Deed dated April 2, 2024 from Julie S. Williams, an unmarried woman, recorded at Instrument No. 20240409-0025106, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cartus Financial Corporation, a Delaware Corporation, by deed recorded as Instrument No. 20260105-0000561, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 421, Page 40; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 1158 Greenland, of record at Instrument No. 20131213-0126500, as amended at Instrument No. 20240402-0023037 and Charter of Homes at 1158 Greenland HOA, Inc., of record recorded in Instrument Number 201704210039573, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2025, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, *party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.*

CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION

By: Tiona M. Darkins
Printed Name: Tiona M Darkins
Title: Assistant Vice President

STATE OF New Jersey)
COUNTY OF Burlington)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, Tiona M Darkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they are the Assistant Vice President of Cartus Financial Corporation, a Delaware Corporation, respectively, and that he/she, as such officer, executed and delivered the foregoing instrument for the purposes therein contained by signing the name of the corporation by themself as such officer.

WITNESS MY HAND AND SEAL AT OFFICE, in Burlington County, this the 2 day of December, 2025

NOTARY PUBLIC

My Commission Expires:
2/13/2028

ROBERT D LUNT JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50076925
MY COMMISSION EXPIRES FEB. 13, 2028

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.