Karen Johnson Davidson County
Batch# 1365329 DEEDWARR
01/05/2026 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260105-0000586

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-7838-CL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Stacy Jacobs
Affiant

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

Laura Elizabeth Mathis
Notary Public
My Commission Expires: 3-28-26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Garrett McFall and Abigail Bobbette<br>2989 McGavock Pike<br>Nashville, TN 37214 | New Owner | 073 16 0 059.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Bruce Howard Wildfeuer, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Garrett McFall, and Abigail Bobbette, husband and wife** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being all of Lot No. 1 on the Plan of SECTION THREE SUNSET VIEW, of record in Plat Book 2663, Page 44, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Bruce Howard Wildfeuer, by Quitclaim Deed from Caroline Sylvester Wildfeuer, of record in Instrument No. 20250530-0042538, in the Register's Office of Davidson County, Tennessee, dated May 29, 2025, and recorded on May 30, 2025.

Being the same property conveyed to Bruce Howard Wildfeuer and Caroline Wildfeuer, husband and wife, by Warranty Deed from Walton N. Robinson, and wife, Theresa G. Robinson, of record in Instrument No. 20180813-0079569, in the Register's Office of Davidson County, Tennessee, dated August 02, 2018, and recorded on August 13, 2018.

Bruce Howard Wildfeuer and Caroline Wildfeuer have since divorced. See Case No. 25 D 557 in the Third Circuit Court for Davidson County, Tennessee at Nashville.

This is improved property located at: **2989 McGavock Pike, Nashville, TN 37214.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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.

GRANTOR:

Bruce Howard Wildfeuer

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce Howard Wildfeuer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2025.

Notary Public
My Commission expires: 9-21-26



Certificate of Authenticity

I, Lacey Chumley, 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 30, 2025**.

Date

Lacey Chumley

Affiant Signature

**January 5, 2026**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of January, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON