Karen Johnson Davidson County
Batch# 1365989 DEEDWARR
01/06/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260106-0000684

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251252978

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$490,000.00~~.

Affiant

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

Notary Public
My Commission Expires: 5/24/28

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY DURINDA CRABTREE MY COMMISSION EXPIRES MAY 24, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Weston Schwerdt 309A Wimpole Nashville TN 37211	Same as Owner address	Tax Parcel ID No. 119 04 0A 002.00

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, **Elvis P. Wilson and Victoria L. Radford, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Weston Schwerdt, an unmarried man**, ("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 Unit A, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions Establishing the Horizontal Property Regime 309 WIMPOLE DRIVE TOWNHOMES, which is a planned unit development, of record as Instrument No. 20170317-0026376, as amended by Instrument No. 20180921-0093774, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elvis P. Wilson and Victoria L. Radford, by Warranty Deed from Commodore Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20180921-0093776, in the Register's Office of Davidson County, Tennessee, dated September 20, 2018 and recorded on September 21, 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 GLENCLIFF ESTATES, SECTION FOUR, as recorded in Plat Book 1835, Page 79, as amended in Instrument No. 20170914-0094058.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170317-0026376, as amended in Instrument No. 20180921-0093774.

Title to that portion of the land lying below the ordinary low water mark of Mill Creek.

Easement for the flow of the waters of Mill Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Mill Creek.

This is improved property located at 309A Wimpole Nashville TN 37211

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.

Elvis P. Wilson

Victoria L. Radford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elvis P. Wilson and Victoria L. Radford, 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: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Tennessee Certification of Electronic Document

I, Doug Jones, 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 Dec. 30, 2025 (date of document).

Affiant Signature

1/5/2026
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 5/24/28

NOTARY'S SEAL

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028