Prepared By
Record and Return To:
Rudy and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible]ville, TN 37215

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

G-ORE-25-1317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1369057
01/12/2026 12:05:08 PM
Fees: $13.00 Taxes: $2,405.00

Davidson County
DEEDWARR
2 pgs

20260112-0002667

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Aaron Wagner and Jennifer Wagner	NEW OWNER	
(NAME)	(NAME)	**061-16-0-231.00**
1317 Ardee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALICE CARRIERE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON WAGNER AND JENNIFER WAGNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 61 Block C and the east half of Lot 60 of Block C on the Map of the Re-Subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot 61 and the easterly half of Lot 60 adjoin and front together 75 feet on the northerly side of Ardee Avenue and extends back 340.3 feet on the easterly line and 336.45 feet more or less, on the westerly line to a rear line measuring 75 feet thereon.

Being the same property conveyed to Gregory Lattimer and Alice Carriere, husband and wife by Warranty Deed from Cherry B. Chassan and Jordan H. Chassan, wife and husband of record in Instrument No. 20160728-0077810 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on July 28, 2016.

Being the same property conveyed to Alice Carriere, married by Quit Claim Deed from Gregory Lattimer and Alice Carriere, husband and wife of record in Instrument No. 20170418-0037752 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 18, 2017.

Gregory Lattimer joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 56 and 57, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1317 Ardee Avenue, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2025.

Gregory Lattimer by Margaret Means, Attorney in Fact
Gregory Lattimer by Margaret Means,
Attorney in Fact

Alice Carriere by Margaret Means, Attorney in Fact
Alice Carriere by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ALICE CARRIERE, and who acknowledged he/she/they executed the same as the free act and deed of the said ALICE CARRIERE.

Witness my hand and official seal, this the 30th of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GREGORY LATTIMER, and who acknowledged he/she/they executed the same as the free act and deed of the said GREGORY LATTIMER.

Witness my hand and official seal, this the 30th of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
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Nashville, TN 37212