Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251253039

Karen Johnson Davidson County
Batch # 1369250 DEEDWARR
01/13/2026 09:37:53 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20260113-0002906

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of January, 2026.

CALEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Lis 442 Wilclay Dr Nashville TN 37209	New Owner	Tax Parcel ID No. 102 04 0 149.00

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, **Upright Brothers LLC and Devin Tan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Lis, unmarried**, ("Grantees"), its successors, 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 Lot No. 826 on the Plan of CHARLOTTE PARK, SECTION 22, of record in Plat Book 3700, Page(s) 67 and 68, 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 Upright Brothers, LLC and Devin Tan, by Warranty Deed from Martha F. Wilson and Christine Wilson or their successors, as Co-Trustees of the Hal E. Wilson, Jr., Family Trust, of record in Instrument No. 20250527-0041373, in the Register's Office of Davidson County, Tennessee, dated May 21, 2025 and recorded on May 27, 2025.

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.

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 CHARLOTTE PARK, SECTION 22, as recorded in Plat Book 3700, Page(s) 67 and 68.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4017, Page 699.

Agreement as set forth in instrument recorded in Book 2593, Page 566.

Charter for Charlotte Park Owners Association, Inc., recorded as Instrument No. 20200710-0075846.

This is improved property located at 442 Wilclay Dr Nashville TN 37209

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 12th day of January, 2026.

Upright Brothers LLC

BY: _____
Daniel Seibert, Member

_____
Devin Tan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Daniel Seibert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Upright Brothers, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 12th day of January, 2026.

_____
Notary Public
My Commission Expires: _____



My Commission Expires
November 25, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Devin Tan, 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 12th day of January, 2026.

_____
Notary Public
My Commission Expires: _____



My Commission Expires
November 25, 2028