Karen Johnson Davidson County
Batch# 1369965 DEEDWARR
01/15/2026 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $758.50
20260115-0003800

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7919-AJ

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 15th day of January, 2026.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Gee and Stacy Gee 75 Industrail Dr Mt Juliet, TN 37122	New Owner	086 08 0 111.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Wanda J. Nabors, a single person** (individually and/or collectively, "Grantor"), transfer and convey unto **Christopher Gee and Stacy Gee, husband and wife** (individually and/or 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 Lot No. 345 on the Plan of PHASE I, CAMDEN WOODS, FORMERLY: PHASE VII, JACKSON'S RETREAT, of record in Plat Book 6900, Page 697, formerly Plat Book 6900, Page 401, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wanda J. Nabors, Single, by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 7715, Page 715, in the Register's Office of Davidson County, Tennessee, dated November 23, 1988 and recorded on December 01, 1988. The said Wanda J. Nabors deceased, intestate, devising subject property to Heirs and/or Devisees of the Estate of Wanda J. Nabors.

202601150003799

This Instrument executed on behalf of Wanda J. Nabors ("Principal") by Emily Wright pursuant to the Power of Attorney of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1945 Welsenboro Circle, Nashville, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, 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 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, their 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.

202601150003800

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2026.

GRANTOR:

Wanda J. Nabors by Emily S Wright Its Attorney-In-Fact

Wanda J. Nabors by Emily Wright, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Wright the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Wanda J. Nabors ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of January, 2026.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Wanda J. Nabors
To: Christopher Gee and Stacy Gee

STATE OF TENNESSEE
COUNTY OF Wilson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Emily A Wright
Affiant

WITNESS my hand and seal at office this 16th day of January, 2026.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 1-15-2025 (date of document).

Affiant Signature

1-15-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 15 day of January, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL