Karen Johnson Davidson County
Batch# 1370946 DEEDWARR
01/16/2026 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260116-0004162

2025-1663-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$425,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of January, 2026.

Notary Public
My Commission expires: 05/24/2028
(Affix Seal)

BETHANY SHIPLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires on 05/24/2028

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kimberly Joy Wheeler	New Owner	104064C00200C0
~~527 32nd Avenue South~~		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **George Stevens, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kimberly Joy Wheeler, a single woman**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 527 of The Plan of 525/527 32nd Avenue South Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record as Instrument Number 20250131-0007648, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20250131-0007648, Register's Office for Davidson County, Tennessee.

Being the Same Property Conveyed to Doug Brooks and George Stevens, tenants in common by Warranty Deed, from Noble Properties, Inc., dated July 15, 2011, recorded July 18, 2011, of record in Instrument No. 20110718-0054850, Register's Office for Davidson County, Tennessee. Further conveyed to George Stevens by Quitclaim Deed from Doug Brooks of record in Instrument Number 20120913-0083361, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **Subject to the Master Deed, recorded as Instrument #20250131-0007648 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **527 32nd Avenue South, Nashville, TN 37212.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 14th day of January, 2026.

George Stevens

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George Stevens**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 14th day of January, 2026.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, **Carly Woodring**, 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 **1/14/2026** (date of document).

Affiant Signature

1/14/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **14th** day of **January**, 2026.

Notary's Signature

My Commission Expires: 05-24-2028

Notary's Seal

