WARRANTY DEED

Karen Johnson
Batch # 1371025
01/20/2026 09:13:13 AM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

20260120-0004260

File #25-TL-7904-O

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Wheeler Baczkowski	Same as NEW OWNER	
(NAME)	(NAME)	**126 15 0A 050.00**
7904 Boone Trce		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

BRITTANY V. WEINER, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

AMY WHEELER BACZKOWSKI, *unmarried*

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 No. 89 on the Plan of PHASE ONE, BOONE TRACE AT BILTMORE, of record in Plat Book 7900, Page 667, 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 Brittany Murphy, an unmarried woman, by Quitclaim Deed from Cody M. Murphy, an unmarried man, of record in Instrument No 20240328-0021768, in the Register's Office of Davidson County, Tennessee, dated February 27, 2024 and recorded on March 28, 2024. The said Cody M. Murphy (also known as Cody Michael Murphy) does hereby execute this deed to convey his interest in said property to the said Brittany Murphy in accordance with the Final Decree of Divorce of record in Docket No. 23D1504 in the Fourth Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Brittany V. Weiner, an Unmarried Woman and Cody M. Murphy, an Unmarried man, Joint Tenants with the Right of Survivorship, by Warranty Deed from Andrew Franklin Dellinger and Kelly Stack Dellinger, husband and wife, of record in Instrument No 20200515-0050406, in the Register's Office of Davidson County, Tennessee, dated May 12, 2020 and recorded on May 15, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE BOONE TRACE AT BILTMORE, as recorded in Plat Book 7900, Page(s) 667.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D BOUNDARY MASTER PLAT, BOONE FARM AT BILTMORE, as recorded in Plat Book 6900, Page 470.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312; Rerecorded in Book 9735, Page 931; as amended in Book 10032, Page 813; Supplemented in Book 10306, Page 817; Book 11455, Page 443; Instrument No. 20010717-0075902.
13. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001211-0121618.
* Easement for Right of Entry, recorded in Book 9665, Page 420.
* Easement for Public Utilities, recorded in Instrument No. 20040204-0013636.
* Charter of Boone Trace Homeowners' Association Recorded in Book 9607, Page 534.
* Common Open Space deed recorded in Instrument No. 20011119-0126831.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7904 Boone Trce, Nashville, TN 37221**.

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 13th day of January, 2026.

Brittany V. Weiner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 2026, before me personally appeared Brittany V. Weiner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of January, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BMR-25-7904