Karen Johnson Davidson County
Batch# 1372913 DEEDWARR
01/23/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20260123-0005774

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7936-AJ

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2026.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan R. Simpson, Andrea L. Rosario, and Lori Rosario 5129 Mountainbrook Circle Nashville, TN 37076	Newrez 1100 Virginia Dr. Ste 125 Fort Washington. PA 19034	085 04 0A 301.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **William Wheeler and Lindsey Rentmeester Wheeler, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Jonathan Ray Simpson and Andrea Lynn Rosario, a married couple, and Lori Rosario as joint tenants with rights of survivorship** (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. 301 on the Final Plat of THE RESERVE AT STONE HALL, PHASE 1, SECTION 3A, Planned Unit Development, of record in Instrument No. 20150729-0074430, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Wheeler and Lindsey Rentmeester, as tenants in common with rights of survivorship, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20160428-0041473, in the Register's Office of Davidson County, Tennessee, dated April 18, 2016 and recorded on April 28, 2016. Lindsey Rentmeester has since married and is now known as Lindsey Rentmeester Wheeler.

This is improved property located at: **5129 Mountainbrook 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 I/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 I/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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of January, 2026.

GRANTOR:

William Wheeler

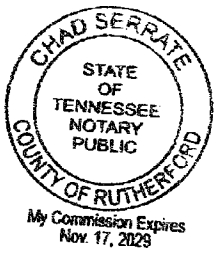
Lindsey Rentmeester Wheeler

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Wheeler and Lindsey Rentmeester Wheeler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of January, 2026.

Notary Public
My Commission expires: 11/17/2029



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1/22/2026 (date of document).

Jennifer Pennell

1/22/2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this January 22, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal