PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1373260 DEEDWARR
01/29/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260129-0006207

Ivey Title, LLC Ref: (LM) Title No.: 64328
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Charles D. Farnsworth<br>Janice Farnsworth<br>132 Wentworth Ave<br>Nashville, TN 37215 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 116160B02000

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald R. Wheaton, Trustee of the Gerald R. Wheaton 2019 Personal Residence Trust, as to a fifty percent (50%) undivided interest and Gerald R, Wheaton, Trustee of the Carolyn W. Wheaton 2019 Personal Residence Trust, as to a fifty percent (50%) undivided interest, as tenants in common,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Charles David Farnsworth and Janice Matthews Farnsworth, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Second Revision of the Iroquois of Nashville of record in Plat Book 6900, pages 61 and 62, and surveyor's Certificate of Correction of record in Book 7146, page 341, in said Register's Office, to which Plan reference is made for a more complete and accurate description.

Together with a perpetual and exclusive easement conveyed by Deed of Easement of record in Book 8878, page 681, said Register's Office, to allow for the construction, maintenance and use of a driveway to serve Lot 20, The Iroquois of Nashville, Second Revision, said easement being over a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as a portion of Lot 19, The Iroquois of Nashville, Second Revision, of record as Book 6900, pages 61 and 62, Register's Office for said County, said portion being more particularly described as commencing at the southeastern corner of the said Lot 19; thence North 60 deg. 29 min. 56 sec., West along the southern boundary of said Lot 19, a distance of 79.00 feet to a point; thence South 66 deg. 18 min. 52 sec. East, a distance of 75.73 feet to a point in the eastern line of the said Lot 19; thence south 4 deg. 02 min. 02 sec. West, a distance of 8.50 feet to the point of beginning.

Together with a perpetual and exclusive easement conveyed by Deed of Easement of record in Book 8878, page 677, said Register's Office, to allow for the construction, maintenance and use of heating and air conditioning equipment and concrete pad ("the installation") to serve Lot 20, The Iroquois of Nashville, Second Revision, said installation being over a tract or parcel of land in Davidson County, Tennessee, described as being part of Lot 21 on the Second Revision of the Iroquois of Nashville, of record in Book 6900, pages 61 and 62, in the Register's Office, more particularly described as follows:

Commencing at P.K. nail in the curb of Wentworth Avenue (private street), being the common front corner of Lots 20 and 21 on said Plan; thence with the common line, South 85 deg. 28 min. 49 sec. East a distance of 40.0 feet to the true point of beginning; thence, continuing with the common line, South 85 deg. 28 min. 49 sec. East a distance of 15.00 feet; thence leaving the common line, South 04 deg. 31 min. 11 sec. West a distance of 1.00 feet; thence, North 85 deg. 28 min. 49 sec. West a distance of 15.00 feet; thence North 04 deg. 31 min. 11 sec. East a distance o 1.00 feet to the true point of beginning.

Being the same property conveyed to Carolyn Wheaton by Warranty Deed from Richard H. Barry and wife, Katherine H. Barry, dated February 7, 2014, and recorded on February 7, 2014, of record in Instrument No. 20140207-0011104, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 22, 2019, recorded July 31, 2019, of record in Instrument No. 20190731-0075535, said Register's Office, Carolyn W. Wheaton conveyed an undivided Fifty Percent (50%) tenant in common interest to Gerald R. Wheaton. By Quitclaim Deed of record dated July 22, 2019, recorded October 7, 2019, of record in Instrument No. 20191007-0102635, said Register's Office. Carolyn W. Wheaton conveyed her interest in subject property to Gerald R. Wheaton, Trustee to the Carolyn W. Wheaton 2019 Personal Residence Trust. By Quitclaim Deed dated July 22, 2019, recorded October 7, 2019, of record in Instrument No. 20191007-0102638, said Register's Office, Gerald R. Wheaton conveyed his interest in subject property to Gerald R. Wheaton, Trustee of the Gerald R. Wheaton 2019 Personal Residence Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 61 and 62, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6824, page 732, Book 7523, page 828, Instrument No. 20190214-0013903, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Subject to Deed of Easement of record in Book 8878, page 677 and Book 8878, page 681, said Register's Office.

**This is improved property, known as 132 Wentworth Avenue, Nashville, TN 37215**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 23rd day of January, 2026.

**Gerald R. Wheaton 2019 Personal Residence Trust**

By: Gerald R. Wheaton Trustee
**Gerald R. Wheaton, Trustee**

**Carolyn W. Wheaton 2019 Personal Residence Trust**

By: Gerald R. Wheaton Trustee
**Gerald R. Wheaton, Trustee**

**State of Tennessee**
**County of Davidson**

On this 23rd day of January, 2026, before me the undersigned authority, personally appeared Gerald R. Wheaton, Trustee of the Gerald R. Wheaton 2019 Personal Residence and the Carolyn W. Wheaton 2019 Personal Residence Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 23rd day of January, 2026.

Notary

My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

**Tennessee Certification of Electronic Document**

I, Emma Howard, 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 1/23/2026 (date of document).

Affiant Signature

1/23/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23 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