NEW OWNER:
CLARK WILSON
317 LEOPOLE ROAD
NASHVILLE, TN 37211

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1831

Map & Parcel No.: 14805000500

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1377129 DEEDWARR
02/06/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260206-0008915

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty-Five Thousand and 00/100 Dollars ($455,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRADFORD OLDHAM and KAREN OLDHAM, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CLARK WILSON, an unmarried man and TESS WOLF, an unmarried woman** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 142, Plan of Section 3, Hillbrook, as shown on plat of the same of record in Plat Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to BRADFORD OLDHAM and KAREN OLDHAM, husband and wife, by Warranty Deed from PAUL S. DODDS, an unmarried person and BRIAN J. MARTIN, an unmarried person, dated January 9, 2023, and of record in Instrument No. 20230112-0002803, Register's Office for DAVIDSON County, Tennessee.
>
> THIS IS IMPROVED PROPERTY more commonly known as **317 LEOPOLE ROAD, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Page 84, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 2nd day of February, 2026.

BRADFORD OLDHAM

KAREN OLDHAM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRADFORD OLDHAM and KAREN OLDHAM**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of February, 2026.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2028

****

The actual consideration or value, whichever is greater, for this transfer is **$455,000.00**.

AFFIANT

Sworn to and subscribed to before me this 2nd day of February, 2026.

NOTARY PUBLIC

My commission expires: _____

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

Certificate of Authenticity

I, Ryan Lux, 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 **February 2, 2026**.

Date

Affiant Signature

2/2/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

