Karen Johnson Davidson County
Batch# 1382673 DEEDWARR
02/19/2026 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260219-0013058

WARRANTY DEED

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File No. EM-26-1219

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Salituro, an unmarried woman	Old National Bank	
(NAME)	(NAME)	
2422 Anson Lane	101 Northwest Fourth	173-09-0A-809.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Benjamin Wetsell, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Salituro, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 697 on the Plan of Lenox Village, Section Three of Phase Eight of record in Instrument No. 20070807-0093891, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Wetsell, unmarried man by Warranty Deed from Cynthia G. Waller, unmarried of record in Instrument No. 20190416-0034701 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 16, 2019.

This is property more commonly known as 2422 Anson Lane, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 18th day of February, 2026.

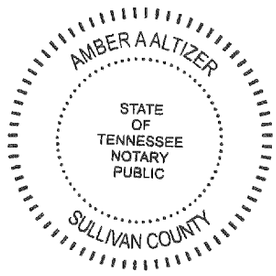
Benjamin Wetsell

STATE OF TENNESSEE
COUNTY OF Johnson

On this 17th day of February, 2026, before me personally appeared Benjamin Wetsell, 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 17th day of February, 2026.

Notary Signature
My commission expires: September 19 2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 2/17/26 *(date of document)*.

Custodian's Signature — 2/18/26 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18th **day of** February, 2026.

Sandra L Mitsos
Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON