Karen Johnson Davidson County
Batch# 1383593 DEEDWARR
02/20/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20260220-0013498

WARRANTY DEED

STATE OF TENNESSEE Davidson
COUNTY OF ~~WILLIAMSON~~ MR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/28/28
(AFFIX SEAL)

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0061

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shelby Dodson and Timothy Wills	Churchill Mortgage	026-05-0-141.00
(NAME) 115 Hollywood St	(NAME) 1749 Mallory Ln, Ste 100	
(ADDRESS) Goodlettsville TN 37072	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Sixty-Five Thousand And No/100 Dollars ($565,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEOFFREY WUTH AND JENNIFER WUTH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELBY DODSON AND TIMOTHY WILLS, WIFE AND HUSBAND,** 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. 10A on the Plan of Final Plat, Resubdivision Lot 10, 23 and 24 of Block "H" - Roscoe Place of record in Plat at Instrument No. 20201029-0125608, 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 Geoffrey Wuth and Jennifer Wuth, husband and wife by Warranty Deed from Lee Marie York, a single person of record in Instrument No. 20200302-0023181, Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

AND

Being a portion of the same property conveyed to Geoffrey Wuth and Jennifer Wuth, husband and wife by Quitclaim from Lee Marie York, a single person of record in Instrument No. 20200302-0023185, Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 115 Hollywood St, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of February, 2026.

Geoffrey Wuth

Jennifer Wuth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of February, 2026, before me personally appeared Geoffrey Wuth and Jennifer Wuth, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 02/17/2026 (date of document).

Affiant Signature

02/17/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 17th day of February, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29