Karen Johnson Davidson County
Batch# 1383875 DEEDWARR
02/20/2026 03:45:30 PM 2 pgs
Fees: $13.00 Taxes: $2,837.90
20260220-0013868

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $767,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. ML-26-1203	

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY

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
Dylan Sogor	New Owner	
(NAME)	(NAME)	081-12-4C-001.00-CO
1403A 10th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Brett Wilmer and Meghan Wilmer, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dylan Sogor, a married man,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes AT 1403 10TH North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes AT 1403 10TH North, a Horizontal Property Regime, of record in Instrument Number 20180222-0016930, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration.

Being the same property conveyed to Brett Wilmer and Meghan Wilmer, husband and wife by Warranty Deed from Progressive Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190320-0025459 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 20, 2019.

Being the same property conveyed to West Nash Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Brett Wilmer and Meghan Wilmer, husband and wife of record in Instrument No. 20220915-0103014 Register's Office for Davidson County, Tennessee, dated August 09, 2022 and recorded on September 15, 2022.

Being the same property conveyed to Brett Wilmer and Meghan Wilmer, husband and wife by Quitclaim Deed from West Nash Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20231113-0087807 Register's Office for Davidson County, Tennessee, dated November 08, 2023 and recorded on November 13, 2023.

This is property more commonly known as 1403A 10th Avenue North, Nashville, TN 37208.

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 20th day of February, 2026.

Brett Wilmer

Meghan Wilmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2026, before me personally appeared Brett Wilmer and Meghan Wilmer, 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 20th day of February, 2026.

Notary Signature
My commission expires: 10/10/2

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

I Lisa Allard, 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 20, 2026

Lisa Allard, Affiant — February 20, 2026

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this February 20, 2026.

Jim R. Vanderpool, Notary — MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY