Karen Johnson Davidson County
Batch# 1383878 DEEDWARR
02/20/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260220-0013873

**Prepared By & Return To:**
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-3976

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of February, 2026

Notary Public

Commission Expires: 02.26.2029

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02.26.2029

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Derrick Wesley and Samantha Kloecker<br>3404 Parkwood Court<br>Hermitage, TN 37076 | New Owner | 086-14-0B-139.00-CO |

# WARRANTY DEED

FOR AND IN 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,

**Erica H. Nofsinger, a single woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Derrick Wesley and Samantha Kloecker, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 89, on the Plan of Final Plat of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Pages 738 and 739, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Erica H. Nofsinger, a Single Woman by Warranty Deed from Sonia Ruth Wingert and Clark James Wingert, wife and husband of record in Instrument No. 20181003-0098154 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 03, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3404 Parkwood Court, Hermitage, TN 37076

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 so 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.

Dated this the 19th day of February, 2026.

Erica H. Nofsinger

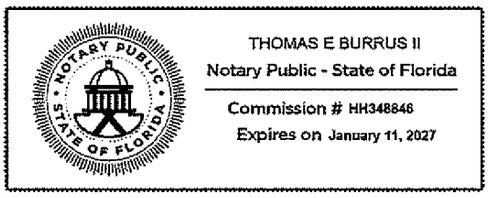
Erica H. Nofsinger

STATE OF Florida
COUNTY OF Hillsborough

On this 19th day of February, 2026, before me personally appeared Erica H. Nofsinger, 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 19th day of February, 2026.

Notary Signature
My commission expires: 01/11/2027




Notarized remotely online using communication technology via Proof.

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 19, 2026**.

Date

Affiant Signature

**02/19/2026**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

