Karen Johnson Davidson County
Batch# 1394044 DEEDWARR
03/17/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260317-0021381

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$650,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF March, 2026.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6/20/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Joseph Castleman Libby Roselle Skolnik 7100 Wynham Pl Nashville, Tn 37221	The new owner	MAP 141 GROUP 15 0D PARCEL 021.00

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, we,

Clinton R. Larson and Nicki W. Larson, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joseph Castleman and Libby Roselle Skolnik, 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:

BEING Lot No. 21 on the Plan of Phase I, Sheffield on the Harpeth, as shown on plat of record in Plat Book 6900, Pages 10 and 11, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clinton R. Larson and wife, Nicki W. Larson, by Warranty Deed from David Brent Lemonds and wife, Barbara Cheryl Lemonds, dated March 29, 2002 and filed of record April 2, 2002 as Instrument No. 20020402-0039869, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **7100 Wynham Pl, Nashville, Tennessee 37221.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 11th day of March, 2026.

Clinton R. Larson

Nicki W. Larson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Clinton R. Larson and Nicki W. Larson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Closing Title Company
Momentum Title
318 Seaboard Lane
Ste. 115
Franklin, TN 37067

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/11/2026 (date of document).

Emma Howard
Affiant Signature

3/11/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11 day of March, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL