Karen Johnson Davidson County
Batch# 1395524 DEEDWARR
03/20/2026 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20260320-0022484

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00 Affiant Subscribed and sworn to before me, this 16 day of March, 2026. Notary Public My Commission Expires:
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203** TREVOR KELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029	

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Bruce and Kay Robins Living Trust 431 Prestwick Court Nashville, TN 37205	New Owner	Tax Parcel ID No. **104-14-0H-038-00**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The John & Lynda Wagster Living Trust, established by the Revocable Trust Agreement of John W. Wagster and Lynda W. Wagster dated January 23, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce & Kay Robins Living Trust dated May 3, 2019** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 27 on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, amended in Book 9582, page 838, and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lynda W. Wagster by deed from Joyce M. Rice of record as Instrument 20060901-0108526, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John W. Wagster and/or Lynda W. Wagster, Trustees of The John & Lynda Wagster Living Trust, established by the Revocable Trust Agreement of John W. Wagster and Lynda W. Wagster dated January 23, 2013 by Deed dated January 23, 2013 from Lynda W. Wagster, recorded January 28, 2013, in Instrument Number 201301280008551, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **431 Prestwick Court, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of March, 2026.

The John & Lynda Wagster Living Trust

JOHN S. WAGSTER, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN S. WAGSTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of the **The John & Lynda Wagster Living Trust**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 13th day of March, 2026.

Notary Public
My Commission Expires: 5/8/2029

ANNA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 3/20/2026 (date of document).

Affiant Signature

3/20/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

