Karen Johnson Davidson County
Batch# 1396923 DEEDWARR
03/24/2026 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260324-0023437

WARRANTY DEED

SHANNON RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-20-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Gene Wildman (NAME)	**New Owner** (NAME)	
215 Plantation Court (ADDRESS)	(ADDRESS)	142-05-0A-041-00CO
Nashville, TN 37221 (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, **Carolyn Talley, a single woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Gene Wildman, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit No. G-1, on the Plan of Section 2, River Plantation Condominium Apartments, of recorded in Book 4460, Page(s) 136 and 137, Register's Office for Davidson County, together with the appurtenant interest in the common elements of River Plantation, Section 2, a horizontal property regime as established by Master Deed of record in Book 4661, Page 334, Book 4661, Page 353, Book 4691, Page 908, Book 6354, Page 676, Book 6436, Page 389; restated in Instrument No. 20120828-0077595, and Instrument No. 20120828-0077603, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn Talley, a single woman, from Kristi Hargrove and Terry K. Hargrove, wife and husband, by Warranty Deed dated February 15, 2024, of record at Instrument No. 20240216-0010780 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 215 Plantation Court, Nashville, TN 37221

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 this 23rd day of March, 2026.

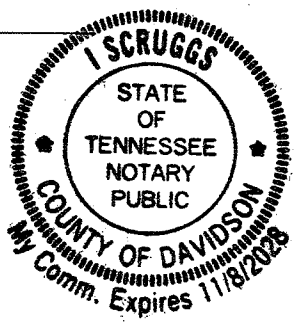
Carolyn Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2026, before me personally appeared Carolyn Talley, 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 23rd day of March, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Scott Hubbard, 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 3/23/26.

Date

A. Scott Hubbard

Affiant Signature

March 23, 2026

State of TN
County of Williamson

Sworn to and subscribed before me this 23rd day of March, 2026

Notary's Signature

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)