WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405248 DEEDWARR
04/14/2026 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,640.95
20260414-0030488

File No. BC-26-353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 10-2-28

(AFFIX SEAL)

MICHELE MAZZANTI NOTARY PUBLIC TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Traudt and Andrew Daiuba	ServisFirst Bank	
(NAME) 104 Donna Dr	(NAME) 2500 Woodcrest Place	042-16-0-231.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Birmingham, AL 35209	
(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, **ASHLEY JEAN WOLFE, A SINGLE WOMAN AND DANIEL WOLFE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN TRAUDT, A SINGLE WOMAN AND ANDREW DAIUBA, A SINGLE 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:

Being the westerly part of Lot No. 3, on the Plan of the Resubdivision of Lots 3 and 4 of Blair Heights, Section 5, of record in Book 5210, page 355, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Beginning at the northeasterly corner of old Lot No. 3 and the northwesterly corner of old Lot No. 4 (as shown on plat of record in Book 2330, page 55), said beginning point being the northeasterly corner of this parcel, thence North 83 degrees 10 minutes 34 Seconds West 119.7 feet along the northerly line of old Lot No. 3 to an iron pin (said pin being located in the northwesterly corner of this parcel); thence South 4 degrees 54 minutes 37 Seconds West 150 feet along the westerly line of old Lot No. 3 to a point; thence easterly 116.23 feet to a point in the original lot line dividing old Lot No. 3 and old Lot No. 4; thence northerly along said lot line to the point of beginning, said parcel being adjacent to and immediately north of the present Lot No. 2.

Being the same property conveyed to Ashley J. Wolfe and Daniel T. Wolfe, both unmarried as joint tenants with right of survivorship, by Warranty Deed from Tim Brown and wife, Cheryl Brown of record in Instrument No. 20150917-0094512 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 17, 2015.

Being the same property conveyed to Ashley J. Wolfe and Daniel T. Wolfe by Quitclaim Deed from James Andrew Tooke of record in Instrument No. 20220310-0027645 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 10, 2022.

The subject property was not the marital residence of Daniel Wolfe, and as such is not subject to any homestead interest.

This is property more commonly known as 104 Donna Dr, Madison, TN 37115

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 14th day of April, 2026.

Ashley Jean Wolfe

Daniel Wolfe by attorney in fact

Daniel Wolfe by Ashley Jean Wolfe, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2026, before me personally appeared Ashley Jean Wolfe, 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 14th day of April, 2026.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ashley Jean Wolfe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Daniel Wolfe,** and that this instrument was executed on behalf of the said **Daniel Wolfe** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 202604140030487, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of April, 2026.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Kimbra Spann, 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 4/14/2026.

Date

Affiant Signature

4/14/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of April, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY