Warranty Deed

Karen Johnson Davidson County Batch# 1406189 DEEDWARR 04/16/2026 12:24:30 PM 3 pgs Fees: $18.00 Taxes: $2,072.00 20260416-0031271	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $560,000.00. Affiant Subscribed and sworn to before me, this the 16th day of April, 2026. Notary Public My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katrina Brock and Lucas Glenney-Tegtmeier	New Owner(s)	096-09-0-212.00
2835 Lakeland Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM DECKER, JR., MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATRINA BROCK, A SINGLE WOMAN, AND LUCAS GLENNEY-TEGTMEIER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 84, on the plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 prints 75 feet on the Southerly side of Lakeside Drive and runs back between lines 145.8 feet on the Westerly side and 149.2 feet on the Easterly side to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to Victoria S. Anderson, unmarried by Warranty Deed from Walter L. McMahan, a widower of record in Book 10605, page 471, Register's Office for Davidson County, Tennessee, dated September 09, 1997 and recorded on September 11, 1997.

Being the same property conveyed to Victoria Sullivan Anderson Revocable Trust UTA August 18, 2021, Victoria Sullivan Anderson, as Trustee by Quitclaim Deed from Victoria S. Anderson, unmarried of record in Instrument No. 20210819-0112435 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 19, 2021.

Being the same property conveyed to William Decker Jr., a married man by Warranty Deed from Victoria Sullivan Anderson, Trustee of the Victoria Sullivan Anderson Revocable Trust UTA August 18, 2021 of record in Instrument No. 20240610-0043052 Register's Office for Davidson County, Tennessee, dated June 6, 2024 and recorded on June 10, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2835 Lakeland Drive, Nashville, TN 37214, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of April, 2026.

William Decker, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **William Decker, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of April, 2026.

NATHAN BRUCCOLIERE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public

My Commission Expires: 1/22/30

Heather Marie Decker, spouse of **William Decker, Jr.**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Heather Marie Decker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Heather Marie Decker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16 April 2026 ~~29th day of March, 2018.~~

NB

Notary Public

My Commission Expires:
1/22/30

NATHAN BRUCCOLIERE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **April 16, 2026**.

Date

Christen T Rabe

Affiant Signature

4/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027