WARRANTY DEED

Karen Johnson Davidson County
Batch # 1406249 DEEDWARR
04/16/2026 02:05:54 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20260416-0031342

W-BM-26-3661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin E. Agnew and Lauren N. Fairand	**Wilson Bank & Trust**	
(NAME)	(NAME)	
3661 Forte Rd	**207 Legends Dr.**	**026 00 0 158.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Lebanon, TN 37087**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRETCHEN FELTS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN E. AGNEW AND LAUREN N. FAIRAND, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at a stake in the center of the county road, known as John Forte Road. This road being the east boundary of Casper Aita property; running N 88 deg. 30' W 378.5 feet to a stake in field; thence S 1 deg. 30' W 246 feet to a stake in Evans north line; thence S 88 deg. E 34.5 feet to an iron pipe, this being Evans N.E. corner; thence N 83 deg. 47' E 345 feet running with center of John Forte Road to a stake 2 feet west of light pole; thence N 1 deg. 30' East 210 feet to the beginning, containing 2 acres more or less.

Being the same property conveyed to John J. Vidale and wife, Louise Vidale by Warranty Deed from Casper S. Aita and wife, Freda Aita, dated October 17, 1953 and recorded on October 23, 1953 in Book 2201, Page 429, Register's Office of Davidson County, Tennessee.

Louise Vidale died on June 28, 1989 leaving John J. Vidale as the surviving tenant by the entirety. John J. Vidale then died on or about February 1, 1990. His sole heir at law being Gretchen Felts as evidenced in Affidavits of Heirship of record in Instrument Nos. 20260416-0031340 and 20260416-0031341 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 a lien and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3661 Forte Rd, Joelton, Tennessee 37080.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15 DAY OF APRIL, 2026.

Gretchen Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of April, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212