# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413613 DEEDWARR
04/30/2026 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260430-0038176

File #26-TC-1865-C

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Patrick Wiedelman** | **United Wholesale Mortgage, LLC** | |
| (NAME) | (NAME) | **050 02 0A 018.00** |
| **5800 Centennial Boulevard, 158** | **585 South Boulevard East** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Pontiac, MI 48341** | |
| (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,

**DAVIDA V. MAJORS, UNMARRIED,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**PATRICK WIEDELMAN, AN UNMARRIED MAN,**

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, being Lot No. 18 on the Plan of BELLE ARBOR PUD PHASE 2 (Formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Davida V. Majors, unmarried, by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20180103-0000806, in the Register's Office of Davidson County, Tennessee, dated January 2, 2018 and recorded on January 3, 2018.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE ARBOR PUD PHASE 2 (FORMERLY KNOWN AS VICTORY VILLAGE PUD), as recorded in Instrument No. 20161222-0134965 and Corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100203-0008782, as affected by Correction and Amendment in Instrument No. 20160225-0018112, Amended and Restated recorded in Instrument No. 20171116-0117974 and Scrivener's Affidavit recorded in Instrument No. 20171122-0119839 and further being amended in Instrument No. 20180105-0001817 and Instrument No. 20200804-0085685.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160127-0007948.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080513-0049052 and Instrument No. 20100903-0070291.
* Common Open Space Deed recorded as Instrument No. 20191106-0114841.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1865 Belle Arbor Drive, Nashville, TN 37207**.

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 28th day of April, 2026.

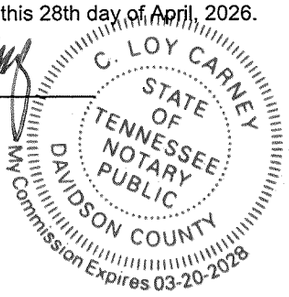
Davida V. Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2026, before me personally appeared Davida V. Majors, 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 28th day of April, 2026.

Notary Signature
My commission expires:



**True Copy Certification**

I, **Tonya Cherry,** 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 this the 27 day of April, 2026.

Affiant Signature
Date 4-27-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028