Return to:
Magnolia Title
1104 Fatherland St
Nashville TN 37206

Karen Johnson Davidson County
Batch# 1414145 DEEDWARR
05/01/2026 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20260501-0038874

WARRANTY DEED

File No. PA-26-2047

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandria Geneva Lange and David Ross	**United Wholesale Mtg**	
(NAME) 505C Wedgewood Avenue	(NAME) **700 South Blvd East**	105-11-4E-003.00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) **Pontiac, MI 48341**	
(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, **Cynthia Umipig and Federico Umipig, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandria Geneva Lange, an unmarried woman and David Ross, a married man, joint tenants with the right of survivorship,** 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:

Land in Davidson County, Tennessee, being Unit No. C, as established by Declaration of Covenants, Conditions and Restrictions for 505 Wedgewood Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170206-0012284, as amended in Instrument No. 20170530-0053691 and in Instrument No. 20180404-0031794, in the Register's Office for Davidson County, Tennessee, and shown on the Site Plan attached as Exhibit "B" to the aforesaid Declaration, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cynthia Umipig and Federico Umipig, Husband and Wife by Warranty Deed from David Aho, A Married Man of record in Instrument No. 20220615-0068371 Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on June 15, 2022.

This is property more commonly known as 505C Wedgewood Avenue, Nashville, TN 37203.

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 27th day of April, 2026.

Cynthia Umipig

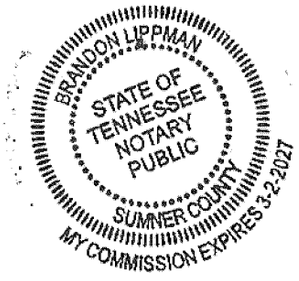
Federico Umipig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2026, before me personally appeared Cynthia Umipig and Federico Umipig, 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 27th day of April, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Pam Autry, 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 4/27/26.

Date

Affiant Signature

4/27/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of April, 20 26.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)