WARRANTY DEED

Karen Johnson Davidson County
Batch# 1414231 DEEDWARR
05/01/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20260501-0038981

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00

Lucille Wheaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Connor Wheaton and Lucille Wheaton	American Financial Network, Inc. DBA Orion Lending	026-07-0-121.00
(NAME) 113 Southampton Court	(NAME) 770 The City Drive South, Suite 1100	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Orange, CA 92868	
(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 considerations, the receipt of which is hereby acknowledged, we **George Anthony Bare, Jr and wife Cynthia Diane Bare**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Connor Wheaton and Lucille Wheaton, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 199 on the Plan of Windsor Green, Phase 2, Section 1, of record in Book 6250, Page 989, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 199 fronts 35.46 feet on the northeasterly margin of Southampton Court and extends back 117.11 feet on the northwesterly line and 103.20 feet on the. southerly line to a broken line in the rear measuring 212.90 feet thereon.

Being the same property conveyed to George Anthony Bare, Jr. and his wife, Cynthia Diane Bare by Deed from Phillips Builders, Inc., dated 08/14/1987, of record in Book 7330, Page 34, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 113 Southampton Court, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 30th day of April, 2026.

George Anthony Bare, Jr.

George Anthony Bare, Jr

Cynthia Diane Bare

Cynthia Diane Bare

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Anthony Bare, Jr. and Cynthia Diane Bare, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of ,satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2026.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

202605010038981

True Copy Certification

I, **Denise Woods,** 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 30 day of April, 2026.

Affiant Signature
Date 4-30-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

