Prepared by:
[illegible] and Return To:
[illegible] and Rosenthal Title, Inc.
[illegible] Mills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1415547
05/05/2026 09:33:33 AM
Fees: $18.00 Taxes: $2,682.13

Davidson County
DEEDWARR
3 pgs

20260505-0040044

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 39151-03-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $724,900.00.

Affiant

Subscribed and sworn to before me this 4th day of May, 2026.

Notary Public

My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William T. Sisson and Mariam A. H. Sisson 1728 Carvell Avenue Nashville, TN 37203	NEW OWNER	Map and Parcel No.: 105110P00500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Elizabeth Ann Derck, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to William T. Sisson and Mariam A. H. Sisson, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1728 Carvell Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of May, 2026.

GRANTOR:

Elizabeth Ann Derck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 4th day of May, 2026.

Notary Public
My Commission Expires:

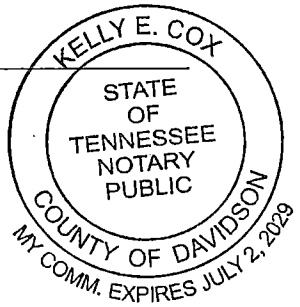


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit E of Wedgewood Carvell Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151204-0122451, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Elizabeth Ann Derck, an unmarried woman, by deed dated January 6, 2017 from E3 Construction Services, LLC of record in Instrument No. 20170117-0004738, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Wedgewood Carvell Townhomes, of record in Instrument No. 20151204-0122451, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Site Plan of record attached as Exhibit C to the Declaration in Instrument No. 20151204-0122451, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 1130, Page 4, Register's Office for Davidson County, Tennessee.
8. Easement for Public Street Right of Way of record in Instrument No. 20151105-0112928, Register's Office for Davidson County, Tennessee.
9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150820-0083926, Register's Office for Davidson County, Tennessee.
10. Charter of HOA of record in Instrument No. 20151215-0125874, Register's Office for Davidson County, Tennessee.
11. Subject to rights of others in and to the common areas and/or elements.