THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260453953**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,440,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2026. Notary Public My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

Karen Johnson Davidson County
Batch # 1416767 DEEDWARR
05/06/2026 12:48:40 PM 2 pgs
Fees: $13.00 Taxes: $5,328.00
20260506-0040830

WARRANTY DEED

Address New Owner: Emily Henderson 3512-A Wilbur Place Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 13 0H 001.00

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, **Montrey Builders, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Henderson, a single woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of HOMES AT 3512 WILBUR PLACE, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240725-0056382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Montrey Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from Joseph Montrey Schuler, married, of record in Instrument No. 20240724-0055861, in the Register's Office of Davidson County, Tennessee, dated July 23, 2024 and recorded on July 24, 2024.

Being part of the same property conveyed to Joseph Montrey Schuler, married, by Warranty Deed from Katherine Forbes Williams, unmarried, of record in Instrument No. 20240626-0047884, in the Register's Office of Davidson County, Tennessee, dated June 25, 2024 and recorded on June 26, 2024.

Being part of the same property conveyed to Katherine Forbes Williams, by Quitclaim Deed from Donald Kent Johnson, of record in Book 10577, Page 523, in the Register's Office of Davidson County, Tennessee, dated September 20, 1995 and recorded on August 21, 1997.

Being part of the same property conveyed to Katherine Forbes Williams and Donald Kent Johnson, both unmarried, by Warranty Deed from Harold Thomas Pennington, unmarried, of record in Book 7594, Page 561, in the Register's Office of Davidson County, Tennessee, dated July 07, 1988 and recorded on July 08, 1988.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT BOULEVARD SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page(s) 2.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20240725-0056382.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20090706-0062342.

Charter for Homes at 3512 Wilbur Place Homeowners Association recorded as Instrument No. 20240725-0056383.

This is improved property located at 3512-A Wilbur Place Nashville TN 37204

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of May, 2026.

Montrey Builders, LLC, a Tennessee limited liability company

BY:_____
Joseph Montrey Schuler, Member

BY:_____
Joseph Montrey Schuler, Jr, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Joseph Montrey Schuler and Joseph Montrey Schuler, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Montrey Builders, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal, at office in Nashville, Tennessee, this 5th day of May, 2026.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026