Karen Johnson Davidson County
Batch# 1417987 DEEDWARR
05/08/2026 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260508-0041646

(Notary Stamp) MACKENZIE REINACHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Affiant Subscribed and sworn to before me, this May 7, 2026. Notary Public My commission expires: 03/28/28

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Madison Mason and Travis Mason	Primary Residential	092-06-0-006.00
931 30th Ave	1480 N 2200 W	
Nashville, TN 37209	Salt Lake City, UT 84116	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Michael Wix and Julie Wix, Trustees of MICHAEL AND JULIE WIX LIVING TRUST, dated February 13, 2020

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Madison Mason, and Travis Mason, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of George I. Waddy's Subdivision of Blocks 16 and 26 of Midway Plan of record in Plat Book 421, Page 55, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Michael Wix and Julie C. Wix, Trustees of The Michael and Julie Wix Living Trust Dated February 13, 2020 by Quitclaim Deed from Julie C. Wix and Michael Wix, wife and husband of record in Instrument No. 20200218-0018085 Register's Office for Davidson County, Tennessee, dated February 13, 2020 and recorded on February 18, 2020.

This is [X] improved [ ] unimproved property known as 931 30th Ave, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 1st day of May, 2026.

MICHAEL AND JULIE WIX LIVING TRUST, dated February 13, 2020

By: Michael Wix Trustee
Michael Wix, Trustee

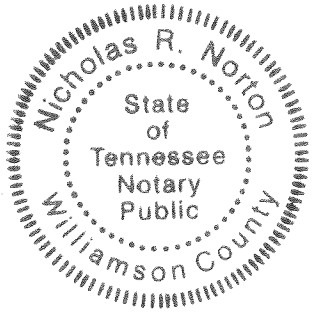
By: Julie Wix, Trustee
Julie Wix, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Wix and Julie Wix, Trustees of MICHAEL AND JULIE WIX LIVING TRUST, dated February 13, 2020, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of May, 2026.

Notary Public
My Commission Expires: 2·2·2030



Lenders Title Company File No. 26-11193-7524

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 05/01/2026 (date of document).

Affiant Signature

05/01/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 1st day of May, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29