*Please Return to:*
**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Name and Address of New Owner:
Matthew Wieck and Megan Gin
1100B Matthews Pl
Nashville, Tennessee 37206

Send Tax Bills To:
**NEW OWNER**
**1100 B MATTHEWS PLACE**
**NASHVILLE, TN 37206**

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1419934 DEEDWARR
05/13/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260513-0043148

Map & Parcel No: 083 02 0I 002.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisa M. Wiltshire, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Megan Elizabeth Gin and Matthew Adam Wieck, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of Matthews Place Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140919-0086310, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lisa M. Wiltshire, a single woman, by Warranty Deed from Amanda I. Merritts and Craig G. Merritts, wife and husband, of record in Instrument No. 20211021-0141340, in the Register's Office of Davidson County, Tennessee, dated October 18, 2021 and recorded on October 21, 2021.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of May, 2026.

_____(SEAL)
Lisa Wiltshire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2026, before me personally appeared Lisa Wiltshire, 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 12th day of May, 2026.

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 9-21-27

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $720,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of May, 2026.

_____
Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Christina Higgins, 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 5/12/2026.

Date

Affiant Signature

5/12/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12TH day of MAY, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

