Karen Johnson Davidson County
Batch# 1421681 DEEDWARR
05/18/2026 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260518-0044231

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353780**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2026. Notary Public My Commission Expires:

MORGAN O'NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY

WARRANTY DEED

Address New Owner: Kylan P. Booser and Margo L. Booser 2000 Wild Oaks Court Antioch TN 37013	Send Tax Bills To: Park National Bank P.O. Box 3500 Newark, OH 43055	Tax Information: Tax Parcel ID No. 163 07 0A 075.00

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, **Steve J. Harpine and Alexandra M. Brandt now known as Alexandra Harpine, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margo L. Booser and Kylan P. Booser, wife and husband,** ("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 Lot No. 75 on the Final Plat of RIDGEVIEW UDO, PHASE ONE, as of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Steve J. Harpine and Alexandra M. Brandt, husband and wife, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20180720-0070917, in the Register's Office of Davidson County, Tennessee, dated July 18, 2018, and recorded on July 20, 2018. Alexandra M. Brandt, having married and is now known as Alexandra Harpine. Alexandra M. Brandt and Alexandra Harpine being one and the same.

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.

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 RIDGEVIEW UDO, PHASE ONE, as recorded in Instrument No. 20080603-0056596 (Voids recorded at Instrument No. 20080312-0025065).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 1-11, 61-66, 76-95 & 102-132 RIDGEVIEW UDO PHASE ONE, as recorded in Instrument No. 20120807-0070420.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 12-16, 32-36, & 140-144 ON THE FINAL PLAT RIDGEVIEW UDO PHASE ONE, as recorded in Instrument No. 20160108-0002176.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080512-0048644, as Amendment recorded in Instrument No. 20120619-0053771; Instrument No. 20140825-0077255 and Instrument No. 20190315-0023984.

Covenants, Conditions and Restrictions as set forth in Declaration of Reciprocal Easement Agreement with Covenants and Restrictions recorded in Instrument No. 20081203-0117279.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170202-0011253.

Easement for Broadband Communications, recorded in Instrument No. 20090316-0023090.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060809-0097641.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081120-0114320; Instrument No. 20081120-0114360 and Instrument No. 20090922-0088019.

Indemnity Agreement as set forth in instrument recorded in Instrument No. 20081222-0121716.

Rules & Regulations recorded in Instrument Nos. 20250502-0034051; 20250502-0034052.

This is improved property located at 2000 Wild Oaks Court Antioch TN 37013

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 11th day of May, 2026.

Steve J. Harpine

Alexandra M. Brandt now known as Alexandra Harpine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steve J. Harpine and Alexandra M. Brandt now known as Alexandra Harpine, 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.

Witness my hand, at office, this 8th day of May, 2026.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

Certificate of Authenticity

I, Celia Stewart Rouse, 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 5-11-24.

Celia Stewart Rouse

Affiant Signature

5-11-24

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 11 day of May, 2026.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2025
WILSON COUNTY