THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9375-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 515,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2026. Notary Public MY COMMISSION EXPIRES: 2/27/2029 (AFFIX SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
2/27/2029
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1423258 DEEDWARR
05/20/2026 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260520-0045645

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Wehner and Holly Wehner		
6613 Beacon Lane	SAME AS NEW OWNER	102-07-0-058.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Porter Martin and Madison Martin, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Arden Wehner and Holly Shinn Wehner, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Section 26, Charlotte Park, as of record in Book 3700, Page 91, Register's Office for said County.

Fronts 75 feet along the Southeasterly margin of Beacon Lane, and extends back between parallel lines, measuring 150 feet, to a line in the rear on which it measures 75 feet.

Being the same property conveyed to Porter Martin and Madison Martin, husband and wife by Warranty Deed from Carl Darden Nelms Jr. and Linda Karen Rohling and Michael Nelms of record in Instrument No. 20220921-0105045 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 21, 2022.

Affidavit of Heirship recorded in Instrument No. 20220916-0103369 and in Instrument No. 20220916-0103370.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6613 Beacon Lane, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Witness our hands this the 14 day of May, 2024.

Porter Martin

Madison Martin

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 **Porter Martin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of May, 2024.

My Commission expires: Nov 8 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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 **Madison Martin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of May, 2024.

My Commission expires: Nov 8, 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Certificate of Authenticity

I, Ashley Rudy, 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 May 19, 2026 (date of document).

Affiant Signature

Date: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of May, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY