Karen Johnson Davidson County
Batch# 1424014 DEEDWARR
05/21/2026 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20260521-0046618

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1622

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2026

Notary Public

Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kaitlyn N. Hubbard 616 Thetford Aly Brentwood, TN 37027	New Owner	181-15-0A-082.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Joshua Wahl and Lacey Wahl f/k/a Lacey Ruth, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kaitlyn Hubbard, an unmarried woman

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. 82 on the Plan SouthPoint SP, Phase 1, of record in Instrument No. 20191015-0105617, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Joshua Wahl, unmarried and Lacey Wahl f/k/a Lacey Ruth, unmarried as joint tenants with rights of survivorship by Special Warranty Deed from SouthPoint of TN, LLC, a limited liability company of record in Instrument No. 20201217-0149130 Register's Office for Davidson County, Tennessee, dated December 10, 2020 and recorded on December 17, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 616 Thetford Aly, Brentwood, TN 37027

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 so 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.

Dated this the 21st day of May, 2026.

Joshua Wahl

Lacey Wahl

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of May, 2026, before me personally appeared Joshua Wahl and Lacey Wahl, 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 21st day of May, 2026.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 5-21-26 (date of document).

Date: 5-21-26

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026