Karen Johnson Davidson County
Batch# 1425328 DEEDWARR
05/27/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260527-0047911

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No. EM-26-2245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wickenheiser and Halle Diaz	Legacy Home Loans, LLC	
(NAME) 301 Brandywine Drive	(NAME) dba steadfast Mtg. 2 Cadillac Drive	054-13-0-075.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brentwood, TN 37027	
(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, I/we, **Allison Renee Holley, an unmarried woman and Nathan Zachary Bagby, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Wickenheiser and Halle Diaz**, husband & wife, HEREINAFTER CALLED THE GRANTEE, 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. 47, on the plan of Brandywine Farms, Section I, as shown on plat of record in Plat Book 3600, Page 80, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Allison Renee Holley, an unmarried woman and Nathan Zachary Bagby, an unmarried man, tenants in common with rights of survivorship by Warranty Deed from Brian J. Hock, an unmarried man and Jeanne S. Hock, an unmarried woman, of record in Instrument No. 20210922-0127705 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 22, 2021.

This is property more commonly known as 301 Brandywine Drive, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 26th day of May, 2026.

Allison Renee Holley

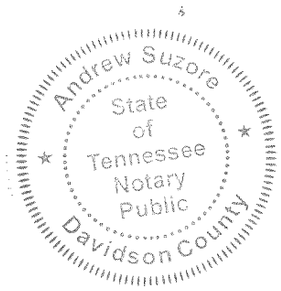
Nathan Zachary Bagby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2026, before me personally appeared Allison Renee Holley and Nathan Zachary Bagby, 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 26th day of May, 2026.

Notary Signature
My commission expires: May 8, 2028



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 5/26, 2026.

Affiant
Date: May 26, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26 day of May, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

