Karen Johnson Davidson County
Batch# 1426284 DEEDWARR
05/28/2026 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,285.75
20260528-0048281

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39224-04-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $347,500.00. Affiant Subscribed and sworn to before me this 26th day of May, 2026. Notary Public My Commission Expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Rose Travis 404 Mercomatic Drive #105 Nashville, TN 37209	VIP Mortgage, Inc. 9221 E Via De Ventura Scottsdale, AZ 85258	Map and Parcel No.: 10204OA10500CO

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, Rebekah Anne Wertz, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Sarah Rose Travis, a single woman ("Grantee"), Grantee's heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 404 Mercomatic Drive #105, Nashville, TN 37209.

This property was never the martial residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property is not and has never been her marital residence.

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 the 26th day of May, 2026.

GRANTOR:

Rebekah Anne Wertz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebekah Anne Wertz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 105, on the Horizontal Property Regime for Hillwood Place Townhomes, as recorded in the Master Deed of record in Instrument No. 20040130-0011736, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Rebekah Anne Wertz, unmarried, by deed dated April 30, 2024 from Samuel A. Osborn, married, of record in Instrument No. 20240501[illegible]-0031571, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hillwood Place Townhomes Condominium of record in Instrument No. 20040130- 0011736; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20051117-0139053 and Instrument No. 20051020-0126405, Register's Office for Davidson County, Tennessee.
6. Easement recorded in Book 787, Page 10, Register's Office for Davidson County, Tennessee.
7. Stormwater Maintenance Agreement as set forth in instrument recorded in Instrument No. 20051020-0126401, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051005-0120095, Register's Office for Davidson County, Tennessee.
9. Matters shown on the Plan of record in Plat Book 57, page 97, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 5/27/2026 (date of document).

Affiant Signature

5/27/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 27 day of May, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County