Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554414

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,863.500.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2026.

Notary Public
My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson Davidson County
Batch # 1426614 DEEDWARR
05/29/2026 09:36:08 AM 4 pgs
Fees: $23.00 Taxes: $6,894.95
20260529-0048699

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Richard Wagner and Brandi Jean Wagner, and James Wagner and Darla Wagner 425 Glen West Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117-15-0X-008.00 CO

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, **Michael Easterlin and LeeAnn Easterlin, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Richard Wagner and Brandi Jean Wagner, a married couple**, ("Grantees"), their 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(s) 8, as shown on the map entitled Final Plat of Barlow Glen, of record in Instrument No. 20140528-0045612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL EASTERLIN AND LEEANN EASTERLIN, HUSBAND AND WIFE, by deed from WILLIAM S. DECKER, III AND COURTENAY E. DECKER, HUSBAND AND WIFE, of record in Instrument No. 20201020-0121858, dated October 16, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-15-0X-008.00 CO.

Matters shown on the Plan of record in Instrument No. 20140528-0045612, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140521-0043884, amended in Instrument No. 20150122-0006227 and Instrument No. 20161230-0137528, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20130620-0063122, said Register's Office.

This is improved property located at 425 Glen West Drive Nashville TN 37215

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 26th day of May, 2026.

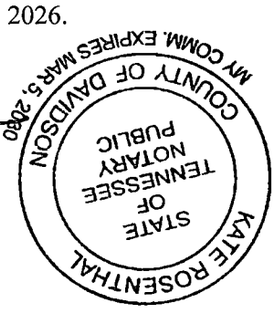
Michael Easterlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Easterlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2026.

LeeAnn Easterlin

LeeAnn Easterlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named, LeeAnn Easterlin, 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.

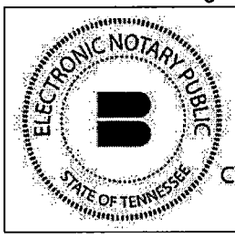
Witness my hand, at office, this 26th day of May, 2026.

Shira Kingrey

Notary Public

My Commission Expires: _____

Notarized online using audio-video communication technology



Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Certificate of Authenticity

I, the undersigned, 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 26, 2026.

Date

Affiant Signature

5/26/26

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

