PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1426687 DEEDWARR
05/29/2026 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260529-0048796

Ivey Title, LLC Ref: (DL) Title No.: 64465
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bryan Bennett Emily Bennett 907 Forest Acres Court Nashville, TN 37220	New Owner

TAX MAP PARCEL NUMBERS: 16002000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,150,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne Wagner and Paul M. Wagner, husband and wife**, hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Bryan Bennett and Emily Bennett, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Forest Acres Subdivision Section IV of record in Book 2331, page 156, amended in Book 3619, page 93, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Paul M. Wagner and Anne Wagner, husband and wife, by Warranty deed from Lauren Reed, unmarried, dated October 5, 2021 and recorded on October 6, 2021, of record in Inst. No. 20211006-0134561, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 156, amended in Book 3619, page 93, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a more complete description; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7240, page 701, said Register's Office.

This is improved property, known as 907 Forest Acres Court, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of May, 2026.

Anne Wagner

Paul M. Wagner

State of Tennessee

County of Davidson

On this 22nd day of May, 2026 before me the undersigned authority, personally appeared Anne Wagner and Paul M. Wagner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00.

Affiant

Sworn and subscribed before me this 22nd day of May, 2026.

Notary

My Commission Expires: 11/30/29

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/22/26 (date of document).

Affiant Signature

5/22/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 22nd day of May, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29