Karen Johnson Davidson County
Batch# 1429489 DEEDWARRSP
06/08/2026 01:07:30 PM 5 pgs
Fees: $28.00 Taxes: $3,848.00
20260608-0051520

Prepared By:
Womble Bond Dickinson (US) LLP
1222 Demonbreun Street, Suite 1201
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Carabelli Real Estate, LLC 739 President Pl., Suite #210 Smyrna, TN 37167	Carabelli Real Estate, LLC 739 President Pl., Suite #210 Smyrna, TN 37167	034010G00100CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Owen W. Ferguson**, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **Carabelli Real Estate, LLC**, a Tennessee limited liability company, the **GRANTEE** herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it, and the same is unencumbered except for the following:

1. Taxes and assessments for the year 2026 and subsequent years.
2. Any matter that would be disclosed by a visible inspection of the property.
3. Any matter that would be disclosed by a true and accurate survey of the property.
4. All matters shown on plat(s) of Record in Book 2331, Page 64, in the Register's Office of Davidson County, Tennessee.
5. Terms and provisions of Document by W.C. Moncrief & Company, Inc.,

of record in Book 2447, Page 325, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions contained in the Master Deed and Declaration of Condominium for 854 Wren Road, a Condominium, of record in Instrument No. 20260501-0038890, in the Register's Office of Davidson County, Tennessee.

GRANTOR further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever 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 hand this 4 day of June, 2026.

Owen W. Ferguson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Owen W. Ferguson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this _____ day of June 4, 2026.

Notary Public

My Commission Expires:

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,040,000.00

Affiant

Sworn to and subscribed before me this 4th day of June, 2026.

Notary Public

My Commission Expires: _____

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

EXHIBIT A

Certain real property situated in the County of Davidson, State of Tennessee, and described as follows:

> Condominium Unit 854 in 854 WREN ROAD, A CONDOMINIUM as shown in Master Deed and Declaration of Condominium for 854 Wren Road, a Condominium, of record in Instrument No. 20260501-0038890, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is made for a more detailed description of the Condominium Unit.

BEING a portion of the same property conveyed to Owen W. Ferguson by Warranty Deed from Walter D. Vandergrift, Jr. and wife, Pat Vandergrift of record in Book 10271, Page 932, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 854 Wren Road, Goodlettsville, Tennessee 37072, and is limited to Condominium Unit 854 and all appurtenances associated therewith as set forth in the Master Deed.

Certificate of Authenticity

I, Jeananne Thompson, 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 6/5/2026.

Date

Jeananne Thompson

Affiant Signature

6/5/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of June, 2026.

Dongelia Davis

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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