Karen Johnson Davidson County
Batch# 1431806 DEEDWARR
06/10/2026 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260610-0052591

**WARRANTY DEED**

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-26-2515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(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 |
|---|---|---|
| Paige Beede and Daniel Taelman | **New Owner** | |
| (NAME) | (NAME) | 072-04-0-191.00 |
| 1312 Sunnymeade Dr | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | | |
| (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, **John Matthew Wuerdeman and Michelle Wuerdeman, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paige Beede, an unmarried woman, and Daniel Taelman, an unmarried man, joint tenants with the right of survivorship**, 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. 55 and the westerly 1/2 of Lot No. 56, Block "A", on the Map of Sunnymeade, as shown on plat of record in Plat Book 974, page 56 and 57, in the Register's Office for Davidson County, Tennessee.**

**Said Lot and part of Lot adjoin and front 75 feet on the southerly side of sunnymeade avenue and runs back between parallel lines 138 feet, more or less, to a dead line.**

**Being the same parcel conveyed to John Matthew Wuerdeman and John Milton Wuerdeman from Jason Duke and Lisbeth Duke, by virtue of a deed dated 4/28/2017, recorded 5/3/2017, as Instrument No. 200170503-0043710 County of Davidson, State of Tennessee.**

**Being the same property conveyed to John Matthew Wuerdeman, an unmarried man by Quitclaim deed from John Matthew Wuerdeman, an unmarried man and John Milton Wuerdeman, a married man, as tenants in common with rights of survivorship of record in Instrument No. 20191014-0104846 Register's Office for Davidson County, Tennessee, dated 9/28/2019 and recorded on 10/14/2019.**

**This is property more commonly known as 1312 Sunnymeade Dr, Nashville, TN 37216.**

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 9th day of June, 2026.

John Matthew Wuerdeman

Michelle Wuerdeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2026, before me personally appeared John Matthew Wuerdeman and Michelle Wuerdeman, 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 9th day of June, 2026.

Notary Signature
My commission expires: May 8. 2028



Certificate of Authenticity

I, Alli Pinkston, 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 **June 9, 2026**.

Date

Alli P

Affiant Signature

**6/10/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County