RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-40742-26

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1434964 DEEDWARR
06/17/2026 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260617-0054749

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of June, 2026

NOTARY PUBLIC

My commission expires August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie J. Robertson and James A. Robertson 14630 Badger Pass Road Morgan Hill, CA 95037	Same address as new owner	053-02-0D-001-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($ 275,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **The Wylde East, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Melanie J. Robertson and husband, James A. Robertson**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit A of 1500 Bryan Street Townhomes Corporation, a horizontal property regime with private elements, as established by that Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20240930-0075648, with said units being shown at Exhibit B to said Declaration, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to The Wylde East LLC, a Tennessee Limited Liability Company from Tryg Littlefield and Bitsy Littlefield, husband and wife, by Quitclaim Deed dated 11/18/2020 and recorded 12/09/2020 in Instrument No. 20201209-0143602, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 1500 Bryan Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15 day of June, 2026

GRANTOR(S)

The Wylde East, LLC, a Tennessee Limited Liability Company

By: _____, Partner
Tryg Littlefield, Partner

By: _____, Partner
Bitsy Littlefield, Partner

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Tryg Littlefield & Bitsy Littlefield, Partners of The Wylde East, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained on behalf of the The Wylde East, LLC

WITNESS my hand and seal, this the 15 day of June, 2026

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Marty Berry, 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 6/15/26 (date of document).

Affiant Signature

6/16/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 16 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

