Karen Johnson Davidson County
Batch# 1435971 DEEDWARR
06/18/2026 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $7,807.00
20260618-0055612

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,110,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2026. Notary Public COMMISSION EXPIRES: _____ KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 2, 2028 (Affix Seal)	(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

MAIL ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Lynch Lesley Lynch	NEW OWNER	118-13-0-230
(NAME)	(NAME)	
936 Caldwell Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **we, John C. Wehby and wife, Ann T. Wehby,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Lynch and Lesley Lynch, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land in the 7th (formerly the 11th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 32 on the Plan of the Country Property of N. A. McNairy, deceased, of record In Minute Book "E", Pages 564 and 565, and Plan Book 1, Page 29, Chancery Court at Nashville, and being Lot No. 2 on the Plan of Caldwell Subdivision, not recorded, according to the plat and survey made by W.B. Southgate on September 1930, as follows:

Beginning at a point on the Southerly margin of Caldwell Lane, which point is 100 feet Westerly from the comer of Lots 31 and 32 (on McNairy Plan) and being the Northwest corner of the lot formerly conveyed to Katherine D. Street, running thence Southwardly with the Western line of the said Katherine Street lot 425 feet to a post, which is the Southwest comer of the Street lot, thence Westerly 100 feet to a point, which is the Southeast comer of Lot No. 3, formerly sold to Bayer thence Northerly with the East line of Bayer's lot 425 feet to the Southern margin of Caldwell Lane (Bayer's Northeast comer); thence Easterly with the Southern margin of Caldwell Lane 100 feet to the beginning point. This being the same description as prior Deed of record.

Being the same property conveyed to John C. Wehby and wife, Ann T. Wehby, by Deed from UNION PLANTERS MORTGAGE, INC., of record in Instrument No. 20021226-0158266, dated December 13, 2002, recorded December 26, 2002, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 936 Caldwell Lane (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37204 (Postal Zip)

File No.: 9159-26
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 18th day of June, 2026.

John C. Wehby

Ann T. Wehby

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared John C. Wehby and Ann T. Wehby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18th day of June, 2026.

SHANNON RHYLEE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Commission Expires:

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/18/26 (date of document).

Affiant Signature

6/18/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

