Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1176

Karen Johnson Davidson County
Batch # 1437710 DEEDWARR
06/24/2026 03:46:38 PM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20260624-0057165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samantha Maureen Steele, Trustee of the Samantha Maureen Steele Revocable Living Trust dated January 24, 2023**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Toby S. Wilt, Jr., unmarried,** 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. 77, as shown on the map entitled Oak Hill Estates, Section Two, of record in Plat Book 4460, Pages 36, 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samantha Maureen Steele, Trustee of the Samantha Maureen Steele Revocable Living Trust dated January 24, 2023 by Warranty Deed from Carlos Reyes, a married man, and Stephanie E. Reyes, an unmarried woman, as tenants in common with right of survivorship of record in Instrument No. 20240201-0007054,Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 01, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 860 Lakemont Drive, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Toby S. Wilt, Jr. 860 Lakemont Drive Nashville, TN 37220	New OWNER	160-09-0-010.00

WITNESS THE EXECUTION HEREOF this 18th day of June, 2026.

Samantha Maureen Steele Revocable Living Trust dated January 24, 2023

Samantha Maureen Steele, Trustee

By: Samantha Maureen Steele, Trustee

State of Tennessee)
County of Davidson)

On this 18th day of June, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Samantha Maureen Steele, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Samantha Maureen Steele Revocable Living Trust dated January 24, 2023, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of the Samantha Maureen Steele Revocable Living Trust dated January 24, 2023, as Trustee.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,700,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of June, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON