Karen Johnson Davidson County
Batch# 1438844 DEEDWARR
06/29/2026 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260629-0058456

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654713

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2026.

Notary Public
My Commission Expires: 05/24/2028

BRANDY SHIPLEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/24/2028 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebekah Anne Maurer 4950 Barella Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 162 03 0 272.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Wagner and Lana Wagner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebekah Anne Maurer, an unmarried woman** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No 182, Section Three, Haywood Hills, according to survey and plat of same appearing of record in Book 4460, pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Steven Wagner and Lana Wagner, husband and wife, by Warranty Deed from Wallace H. Taylor and wife, Sandra Taylor, of record in Instrument No. 20250227-0014574, in the Register's Office of Davidson County, Tennessee, dated February 25, 2025 and recorded on February 27, 2025.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Haywood Hills, as recorded in Plat Book 4460, Page(s) 164 and 165.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4691, Page 670.

This is improved property located at 4950 Barella Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2026.

Steven Wagner

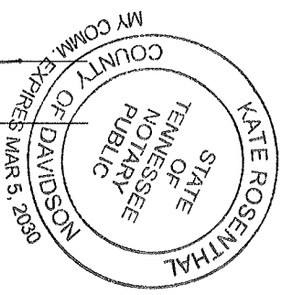
Lana Wagner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Wagner and Lana Wagner, 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.

Witness my hand, at office, this 25th day of June, 2026.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 25, 2026** (date of document).

Jami K Averwater

Affiant Signature

June 26, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **26** day of **June**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

