Karen Johnson Davidson County
Batch# 1438880 DEEDWARR
06/29/2026 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20260629-0058507

Name and Address of New Owner:
Linda Wagner
P.O. Box 140343
Nashville, TN 37214

Send Tax Bills To:
New Homeowner

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 108-08-0B-013-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashley Godwin, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Linda Wagner, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real property situated in Davidson County, Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 13, Lot No. 13 in a Horizontal Property Regime as shown on the condominium site plan of Section 2, Phase II, Quail Valley, of record in Plat Book 5200, page 395, of Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Vanessa Hammonds, a single person, by Warranty Deed from Charles Williamson, a single person, dated 12/29/2016 and recorded on 03/13/2017 of record in Instrument No. 20170313-0024296, in the Register's Office of Davidson County, Tennessee and Being the same property further conveyed to Vanessa Hammonds, as Trustee of Vanessa Hammonds Revocable Living Trust dated May 20, 2025, by Quitclaim Deed from Vanessa Hammonds, an unmarried person, dated 05/25/2025 and recorded on 05/28/2025 of record in Instrument No. 20250528-0041855, in the Register's Office of Davidson County, Tennessee, The said Vanessa Hammonds is deceased and Being the same property further conveyed to Ashley Godwin, a married woman, by Quitclaim Deed from Ashley Godwin, as Successor Trustee of The Vanessa Hammonds Revocable Living Trust dated May 20, 2025, dated 03/20/2026 and recorded

woman, by Quitclaim Deed from Ashley Godwin, as Successor Trustee of The Vanessa Hammonds Revocable Living Trust dated May 20, 2025, dated 03/20/2026 and recorded on 03/23/2026 of record in Instrument No. 20260323-0023056, in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not her primary residence and that said property has been for investment purposes only.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1115 Quail Court West, Nashville, TN, 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2026.

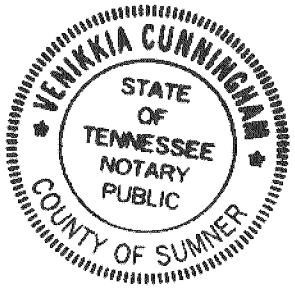
_____(SEAL)
Ashley Godwin

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of June, 2026, before me personally appeared Ashley Godwin, 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 26th day of June, 2026.

Notary Signature
My commission expires: 09/27/2026



AFFIDAVIT OF VALUE

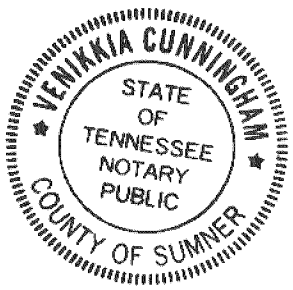
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Notary Signature
My commission expires: 09/27/2026



Certificate of Authenticity

I, Tiffany Pollard, 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 26, 2026.

Affiant Signature

June 26, 2026

Date

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

