THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654643**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2026. Notary Public My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Matthew Jayroe 1730B Pecan Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 02 0T 002.00

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, **Jeffrey Logan Wilson, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Jayroe, unmarried man**, ("Grantees"), its successors, 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 Unit No. 1730B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1730 Pecan Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161004-0104817 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Logan Wilson, by Warranty Deed from Building Company Number 7, Inc, a Tennessee Corporation, of record in Instrument No. 20210416-0050973, in the Register's Office of Davidson County, Tennessee, dated April 14, 2021 and recorded on April 16, 2021.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BUENA VISTA HEIGHTS ADDITION, as recorded in Plat Book 161, Page(s) 19.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161004-0104817.

Easement for Grant of Underground Utility Easement, recorded in Instrument No. 20170222-0017607.

This is improved property located at 1730B Pecan Street Nashville TN 37208

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.

Karen Johnson Davidson County
Batch# 1439074 DEEDWARR
06/29/2026 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260629-0058794

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.

Jeffrey Logan Wilson

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Logan Wilson, 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: 8.17.2026

"OFFICIAL SEAL"
LENORA C DENNIS
Notary Public, State of Illinois
Commission No. 880754
My Commission Expires 08/17/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 6/25/26.

Affiant Signature – Joshua A. Terry

6/29/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/29/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27