Karen Johnson Davidson County
Batch# 1440921 DEEDWARR
07/01/2026 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260701-0059492

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helena D. Cantrell	New Owner	
(NAME) 1345 Bell Rd. #419	(NAME)	162-12-0B-089.00-CO
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(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, **Cynthia Crnkovic Wilkerson and James Benford Wilkerson Jr., wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), **HAVE** BARGAINED AND SOLD, AND BY THESE PRESENTS **DO** TRANSFER AND CONVEY UNTO **Helena D. Cantrell, Unmarried Woman** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Situated in Davidson County, Tennessee, being Unit No. 10A, of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915, Said Register's Office, to which Plan Reference is Hereby made for a more complete and Accurate Legal Description

Being the same property conveyed to Cynthia Crnkovic Wilkerson and James Benford Wilkerson Jr., wife and husband by Warranty Deed from Catamount Properties 2018, LLC, a Delaware Limited Liability Company of record in Instrument No. 20221207-0127497 Register's Office for Davidson County, Tennessee, dated November 08, 2022 and recorded on December 07, 2022.

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.

unimproved
This is improved x property, known as 1345 Bell Road, #419, Antioch, TN 37013

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 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 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 my hand this 29th day of June, 2026.

James Benford Wilkerson, Jr.

James Benford Wilkerson, Jr.

Cynthia Crnkovic Wilkerson

Cynthia Crnkovic Wilkerson

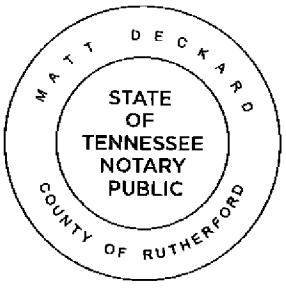
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, James Benford Wilkerson, Jr. and Cynthia Crnkovic Wilkerson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A Mason, 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 6/30/26.

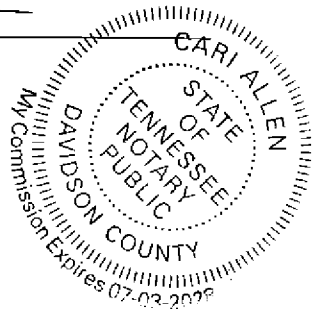
Holly A Mason
Affiant Signature

6/30/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30 day of June, 20 26.

Cari Allen
Notary's Signature



(Notary Seal)