Karen Johnson Davidson County
Batch# 1441850 DEEDWARR
07/02/2026 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,218.00
20260702-0059959

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260454184

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,140,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2026.

Notary Public
My Commission Expires: 11/27/2029

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES NOVEMBER

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Hetrick and Sarah Hetrick 2805B Meadow Rose Dr. Nashville TN 37206	New Owner	Tax Parcel ID No. 083 08 0R 001.00

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, **Adrian Wieland and Kimberly Stone, married to each other** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **David Hetrick and Sarah Hetrick, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 2805B, as established in Declaration of Covenants, Conditions and Restrictions for HOMES AT 2805 MEADOW ROSE, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210125-0010692, and amended in Instrument No. 20220323-0033114, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adrian Wieland and Kimberly Stone, married as joint tenants with right of survivorship, by Warranty Deed from New Day Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20220425-0047204, in the Register's Office of Davidson, Tennessee, dated April 22, 2022 and recorded on April 25, 2022.

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 and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MEADOW ROSE PARK, SECTION TWO, as recorded in Plat Book 2083, Page 87.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210125-0010692 as amended in Instrument No. 20220323-0033114.

Charter for Homes at 2805 Meadow Rose HOA, Inc. recorded as Instrument No. 20210125-0010691.

This is improved property located at 2805B Meadow Rose Dr. Nashville TN 37206

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 1st day of July, 2026.

Adrian Wieland

Kimberly Stone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

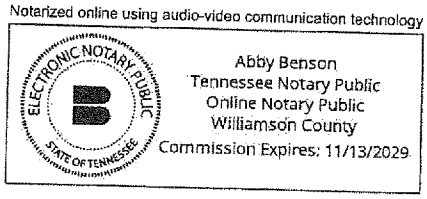
Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named Adrian Wieland and Kimberly Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2026.

Abby Benson

Notary Public
My Commission Expires: 11/13/2029

Notarized online using audio-video communication technology



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 1, 2026 (date of document).

Jennifer Pennell

July 1, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 1, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal