THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654728** Karen Johnson Davidson County Batch # 1441885 DEEDWARR 07/02/2026 02:25:37 PM 2 pgs Fees: $13.00 Taxes: $4,347.50 20260702-0060011	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2026. Notary Public My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Nathan DeWitt and Sandra DeWitt 57 Wyn Oak Nashville TN 37205	Send Tax Bills To: Legacy Home Loans dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 104-14-0G-079.00 CO

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, **Fatih Imer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan DeWitt and Sandra DeWitt, husband and wife,** ("Grantees"), their 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 Lot(s) 74, as shown on the map entitled Revised Final Plat for Whitworth Phase 01, of record in Plat Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FATIH IMER AND SEFIKA S. IMER, HUSBAND AND WIFE, by deed from JOHN RAY, of record in Instrument No. 20161024-0112264, dated October 20, 2016, said Register's Office.

FATIH IMER AND SEFIKA S. IMER conveyed to FATIH IMER, by quitclaim deed of record in Instrument No. 20240108-0001634, dated January 2, 2024, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 104-14-0G-079.00 CO.

Matters shown on the Plan of record in Plat Book 7900, pages 140 through 144, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, annexed in Book 8047, page 243, amended in 8282, page 45, Book 9144, page 153 and Instrument No. 20170720-0073719, said Register's Office.

Amended By-Laws of record in Instrument No. 2020812-0097386, said Register's Office.

Dedication of Easement of record in Instrument No. 9796, page 657, said Register's Office.

This is improved property located at 57 Wyn Oak Nashville TN 37205

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 29th day of June, 2026.

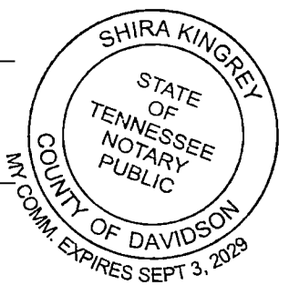
Fatih Imer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fatih Imer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public



My Commission Expires: _____