Karen Johnson Davidson County
Batch# 1442756 DEEDWARR
07/07/2026 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260707-0060882

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Engauge Properties, LLC
563 River Rock Blvd., B-4
Murfreesboro, TN 37128

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

SEND TAX BILL TO:
Owner

MORTGAGEE:
InvestAway, a registered trade name of Goose Creek Realty, LLC
500 Westover Dr. #16180
Sanford, North Carolina 27330

Map	**51**
Control Map	**E**
Group	**10**
Parcel	**7.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John J. Wilkerson, a single man,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Engauge Properties, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and further known as **Unit 7**, together with the appurtenant common elements of **Oakland Trace Condominiums, Phase III**, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Oakland Trace Condominiums, Phase III (a Horizontal Property Regime), of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit, being also depicted on the Site Plan - Condominium Plat, Oakland Trace, Phase III, attached as Exhibit to said Master Deed. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Oakland Trace Condominiums, Phase III, provided in said Master deed, together with the By-Laws appended thereto, all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, the aforementioned Site Plan, the Boundary Plat - Final Plat, Oakland Trace, Phase III, of record in Book 6900, page 454, said Register's Office, the Original Plat of record in Book 421, page 37, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to John J. Wilkerson, a single man, by Warranty Deed dated March 24, 2006, from CJS Leasing Company of record in Instrument #20060329-0035781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **803 Lewis Court, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the **2nd** day of **July, 2026**.

John J. Wilkerson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John J. Wilkerson,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of July, 2026.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/27

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of July, 2026.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12-18-27

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. 26068383

Electronic Document Certification

I, **Lisa D. Turner**, 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 2, 2026.

Lisa D. Turner

Date: 7-2-26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 2nd day of July, 2026.

NOTARY PUBLIC

My commission expires: 2/18/2029

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 2nd day of July, 2026.

NOTARY PUBLIC

My commission expires: 2/18/2029

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 26068383