WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443351 DEEDWARR
07/08/2026 01:17:30 PM 2 pgs
Fees: $13.00 Taxes: $936.10
20260708-0061698

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $253,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF JULY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/13/28

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3663LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christian Wylder and Elizabeth Wylder	Fairway Independent Mortgage Corporation	
1859 Shaylin Loop	4750 S. Biltmore Lane	
Antioch, TN 37013	Madison WI 53718	173 05 0A 139.00

FOR AND IN 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, WE, **MARGARET MARY HALEY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN WYLDER AND ELIZABETH WYLDER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Being all of Unit No. 139 on the Plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, and re-recorded in Instrument Number 20050805-0092480, and as amended of record in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Margaret Mary Haley, Unmarried, by Warranty Deed from Vivian L. Snipes, Unmarried dated March 10, 2021, and recorded March 11, 2021 of record in Instrument No. 20210311-0032317, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 20050128-0010427, of the Public Records of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050721-0084791 (By-Laws shown as Exhibit C on Page 46), as re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement recorded in Instrument No. 20050811-0095171, of the Public Records of Davidson County, Tennessee. Grant of Easement recorded in Instrument No. 20131021-0109630, of the Public Records of Davidson County, Tennessee. Open Space or Common Area created by and set forth in Quitclaim Deed recorded in Instrument No. 20251003-0078893, of the Public Records of Davidson County, Tennessee. Rights of adjoining owners to party wall(s) located partly on the Land.

This is improved property known as 1859 Shaylin Loop, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 7 day of July, 2026.

Margaret Mary Haley

Margaret Mary Haley

STATE OF New Jersey
COUNTY OF middlesex

Personally appeared before me, a Notary Public of said County and State, MARGARET MARY HALEY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Edison (City), New Jersey (State), this 7 day of July, 2026.

SHARONDA K CARGAR
Commission # 50091152
Notary Public. State of New Jersey
My Commission Expires
September 28, 2028

Notary Public

My Commission Expires: 09/28/2028

I Lisa Allard, 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 7, 2026.

Lisa Allard July 7, 2026
Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this July 7, 2026.

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028