Karen Johnson Davidson County
Batch# 1447319 DEEDWARR
07/15/2026 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260715-0063962

Name and Address of New Owner:
MWH Properties LLC
108 Asher Downs Cr.
Nolensville TN 37135

Send Tax Bills To:
Owner
108 Asher Downs Cr.
Nolensville TN 37135

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4746

Map & Parcel No: 160-15-0A-056.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Howard L. Wiggins and wife, Jody M. Wiggins**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **MWH Properties LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, being Unit No. 56, on the Condominium Site Plan of Phase IV, Hearthstone Manor on plat of record of record in Book 6250, Page 990 and revised perimeter boundary of record in Book 6200, Page 642, Register's office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard L. Wiggins and wife, Jody M. Wiggins by Warranty Deed from Karel Lukas, who acquired title as a single man, married to Mary Jo Lukas, of record in Book 8072, Page 413, Register's Office for Davidson County, Tennessee, dated January 16, 1990 and recorded on March 26, 1990.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **233 Hearthstone Manor Lane, Brentwood, TN 37027.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 9th day of July, 2026.

Howard Wiggins (SEAL)

Jody Wiggins (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Howard Wiggins and Jody Wiggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Witness my hand and seal this 9th day of July, 2026.

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this
10th day of July, 2026.

Notary Public
My commission expires: 1/14/2028

True Copy Certification

I, Yvette Meldrum, 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 7/9, 2026

7/9/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 9TH day of July, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY