WARRANTY DEED

Karen Johnson Davidson County
Batch # 1449057 DEEDWARR
07/20/2026 09:59:33 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20260720-0065175

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Tammy Mellows
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~16TH~~ 17th DAY OF JULY, 2026.

Karen B. Heavener
Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260229

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jim Wilder and Andrea Wilder	Jim Wilder and Andrea Wilder	077-00-0-065.00
(NAME)	(NAME)	
8565 Cub Creek Road	8565 Cub Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED THOUSAND AND NO/100 Dollars ($900,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JANET FULLER AND CHRISTOPHER FULLER, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM WILDER AND ANDREA WILDER, 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:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly right-of-way of Cub Creek Road, being the northwest corner of the Miller 19 acre tract; thence South 36 degrees 30 minutes East, 550 feet to a point in a branch, thence North 37 degrees 10 minutes East, 250 feet to a point; thence North 39 degrees East 250 feet to a point near a bridge, being the northwest corner of the James Robert Edwards Sr. Property; thence South 650 feet to a point; thence South 29 degrees 45 minutes West, 810 feet to a point; thence North 36 degrees 30 minutes West, 670 feet to a point; thence North 53 degrees 30 minutes East, 80 feet to a point; thence North 36 degrees 30 minutes West, 700 feet to a point in the southerly right-of-way of Cub Creek Road; thence along said right-of-way North 53 degrees 30 minutes East 550 feet to the point of beginning,

containing 20 acres, more or less.

Included in said legal description but EXCLUDED from this conveyance is the tract previous conveyed in Book 7855, Page 454, said Register's Office.

Subject to boundary line agreement in Instrument No. 20120130-000823, said Register's Office.

Being the same property conveyed to Janet Fuller and Christopher Fuller, wife and husband by Warranty Deed from Michael A. McCormack and Jill S. McCormack, husband and wife of record in Instrument No. 20210107-0003331 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on January 7, 2021.

Being the same property conveyed to Janet Fuller and Christopher Fuller, husband and wife by Warranty Deed from Michael A. McCormack and Jill S. McCormack, husband and wife of record in Instrument No. 20210107-0003590 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on January 7, 2021.

Note: Deed appears to be a correction of Instrument No. 20210107-0003331.

unimproved ☐
This is improved ☒ property, known as 8565 Cub Creek Road, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 our hands this 16th day of July, 2026.

Janet Fuller

Christopher Fuller

STATE OF TENNESSEE
COUNTY OF WILSON

Signed and sworn to before me the 16th of July, 2026, by Janet Fuller and Christopher Fuller, wife and husband, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Affix stamp/seal:

GREGORY W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
October 25, 2026
WILSON COUNTY