Karen Johnson Davidson County
Batch# 1455556 DEEDWARR
08/04/2026 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $21,533.30
20260804-0071625

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P26-9340-WE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,819,809.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 4-1-30

(AFFIX SEAL)

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES APRIL 1, 2030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Douglas Walker & Rebecca Lee Walker	**Wilson Bank & Trust**	
3906 Wayland Drive	623 West Main Street	130-11-0-098.00
Nashville, TN 37215	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

3906 Wayland, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Douglas Walker and Rebecca Lee Walker, 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 4, Block R on the Plan of Tyne Meade, Section IV, of record in Book 1424, page 25, said Register's Office, described as follows:

Said Lot No. 4 fronts 117.1 feet on the Northerly side of Wayland Drive and extends back 427.0 feet on the Easterly line and 371.3 feet on the Westerly line to a dead line in the rear measuring 124.4 feet thereon.

Being the same property conveyed to 3906 Wayland, LLC, a Tennessee limited liability company by Warranty Deed from Marguerite Fish Martin, as Trustee of the Marguerite Fish Martin Living Trust Dated 1/25/2021 of record in Instrument No. 20250428-0032196 Register's Office for Davidson County, Tennessee, dated April 23, 2025 and recorded on April 28, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property known as **3906 Wayland Drive, Nashville, TN 37215 .**

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 the 31 day of July, 2024

3906 Wayland, LLC, a Tennessee limited liability company

BY: _____
William N. Frank
President

BY: _____
Danny Rosen
Secretary

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **William N. Frank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President of **3906 Wayland, LLC**, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as President.

Witness my hand and official seal this the 31 day of July, 2024

My Commission expires: _____

_____
Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Danny Rosen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Secretary of **3906 Wayland, LLC**, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Secretary.

Witness my hand and official seal this the 31 day of July, 2024

My Commission expires: _____

_____
Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 31, 2026.

John M. Lee, Attorney

Date: July 31, 2026

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 31st day of July 2026.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY