WARRANTY DEED

Karen Johnson Davidson County
Batch# 1455971 DEEDWARR
08/05/2026 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260805-0072198

File No. BC-26-467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Van Lenten, Marcia Van Lenten, Matthew Lenox, and Brittney Fawn Lenox	New Owner	
(NAME)	(NAME)	187-05-0A-114.00-CO
813 Branch Side Trail		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, I/WE, **STEPHEN MARK WHISLER AND BARBARA ANN WHISLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE VAN LENTEN AND MARCIA VAN LENTEN, A MARRIED COUPLE, AND MATTHEW LENOX AND BRITTNEY FAWN LENOX, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, 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, being Lot No. 114, on the Plat of Burkitt Springs, Phase 2, of record in Instrument No. 20150205-0011089, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stephen Mark Whisler and Barbara Ann Whisler, husband and wife by Warranty Deed from Steven A. Yaeger, an unmarried man of record in Instrument No. 20240416-0027242 Register's Office for Davidson County, Tennessee, dated April 16, 2024 and recorded on April 16, 2024.

This is property more commonly known as 813 Branch Side Trail, Nolensville, TN 37135.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 29th day of July, 2026.

Stephen Mark Whisler

Stephen Mark Whisler

Barbara Ann Whisler

Barbara Ann Whisler

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 29th day of July, 2026, before me personally appeared Stephen Mark Whisler and Barbara Ann Whisler, 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's (or persons') free act and deed.

Witness my hand at office, this 29th day of July, 2026.

Notary Signature
My commission expires: 9-24-26



Certificate of Authenticity

I, Ryan Lux, 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 29, 2026**.

Date

Affiant Signature

07/29/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029