This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25963-DJ

Karen Johnson Davidson County
Batch# 1457655 DEEDWARR
08/10/2026 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20260810-0073656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 6th day of August, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Derek Michael Archer and Candice Archer 201 Bermuda Drivve Nashville TN 37214	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, 400 San Ramon, CA 94583	084-10-0-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Tyler J. Price and Christopher L. Gerstner, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Derek Michael Archer, and Candice Nichol Archer, husband and wife**, hereinafter called the Grantee(s), 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 all of Lot No. 51, Section Two, Donelson Meadows, according to survey and plat of same appearing of record in Book 2133, pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tyler J. Price and Christopher L. Gerstner, a married couple by Warranty Deed from William Derek Green, an unmarried man, dated October 23, 2024, recorded October 25, 2024, of record in Instrument No. 20241025-0083069, Register's Office for Davidson County, Tennessee.

This is improved property located at: **201 Bermuda Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 6th day of August, 2026.

GRANTOR:

_____
Christopher L. Gerstner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication Christopher L. Gerstner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he has electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of August, 2026.

_____
Notary Public
My Commission expires: _____

GRANTOR:

Tyler J. Price
Signed with Stavvy
_____
Tyler J. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication Tyler J. Price with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he has electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of August, 2026.

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Charles D Lightsey
Signed with Stavvy
_____
Notary Public
My Commission expires: 1/22/2030

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. Whenever 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, Grantor has executed this instrument on this 6th day of August, 2026.

GRANTOR:

Christopher L. Gerstner
Signed with Stavvy

Christopher L. Gerstner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication Christopher L. Gerstner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he has electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of August, 2026.

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Charles D Lightsey
Signed with Stavvy

Notary Public
My Commission expires: 1/22/2030

GRANTOR:

Tyler J. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication Tyler J. Price with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he has electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of August, 2026.

Notary Public
My Commission expires: _____

I, Kirsten Virden, 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 08/06/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/06/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

