39B

Karen Johnson
Batch # 1462399
08/20/2026 12:43:04 PM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20260820-0077686

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of August, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 5/12/30

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

2026-07-4408

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Wedge Funding, LLC 9003 Forest Lawn Court Brentwood, TN 37027	NEW OWNER	Map/Parcel 119-14-0-203.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sylvia Barger, an unmarried woman, and Mary Eugenia Gilchrist, a married woman, as joint tenants with the rights of survivorship**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Wedge Funding, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE its successors and assigns, that 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. 42 on the Map of Tuggle Heights, as of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Barger and Sylvia Barger, husband and wife, as to an undivided 99% interest (the "Entirety Interest") and Mary Eugenia Gilchrist, as to an undivided 1% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship by Warranty Deed from Gary Ray Suddarth and wife, Whitney Merit Suddarth of record in Instrument No. 20071207-0141528 Register's Office for Davidson County, Tennessee, dated December 06, 2007 and recorded on December 07, 2007. The said William Barger having deceased on January 09, 2010.

Being the same property conveyed to Sylvia Barger, an unmarried woman by Quit claim Deed from Sylvia Barger, an unremarried widow, and Mary Eugenia Gilchrist, a married woman of record in Instrument No. 20151130-0120039 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 30, 2015.

Being the same property conveyed to Sylvia Barger, an unmarried woman, and Mary Eugenia Gilchrist, a married woman, as joint tenants with the rights of survivorship by Quit claim Deed from Sylvia Barger, an unmarried woman of record in Instrument No. 20260526-0047350 Register's Office for Davidson County, Tennessee, dated May 22, 2026 and recorded on May 26, 2026.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3006 Wingate Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Mary Eugenia Gilchrist warrants and affirms that the above-referenced real property is not now and has never been her or her spouse's primary residence.

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.

Effective the 18th day August, 2026.

Sylvia Barger by Mary Eugenia Gilchrist, Attorney-In-Fact

Mary Eugenia Gilchrist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, personally appeared Mary Eugenia Gilchrist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sylvia Barger, and who acknowledged that she executed the same as the free act and deed of Sylvia Barger.

Witness my hand, at office, this 18 day of August, 2026.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC KATHLEEN HALE MCCLELLAN WILLIAMSON COUNTY My Commission Expires 11-14-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18 day of August, 2026, before me personally appeared Mary Eugenia Gilchrist, 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 18 day of August, 2026.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC KATHLEEN HALE MCCLELLAN WILLIAMSON COUNTY My Commission Expires 11-14-2028