Karen Johnson Davidson County
Batch# 1464257 DEEDWARR
08/26/2026 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20260826-0078753

Warranty Deed

26-6183

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is $725,000.00 Affiant Subscribed and sworn to before me, this the 14th day of August, 2026. Notary Public My commission expires: 1-20 29

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Exodus Investment Properties, LLC	Same as New Owner	083-01-0L-001.00-CO
13677 Sweet Woodruff Lane		
Centreville VA 20120		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SW NASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EXODUS INVESTMENT PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 1 on the plan of Hill Center Greenwood Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of Hill Center Greenwood Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200415-0039252, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hill Center Greenwood Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No, 20200415-0039252, Register's?Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to SW Nash, LLC by Warranty Deed from Tudor Building Group, GP of record in Instrument No. 20210707-0091489 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on July 07, 2021.

Being the same property conveyed to Steven Robert Wemple, Jr. and Shannon Ellen Wemple, husband and wife by Quitclaim Deed from SW Nash, LLC of record in Instrument No. 20251003-0079014 Register's Office for Davidson County, Tennessee, dated September 29, 2025 and recorded on October 03, 2025.

Being the same property conveyed to SW Nash, LLC, a Tennessee limited liability company by Quitclaim Deed from Steven Robert Wemple, Jr. and Shannon Ellen Wemple, husband and wife of record in Instrument No. 20260217-0012398 Register's Office for Davidson County, Tennessee, dated February 13, 2026 and recorded on February 17, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1100 Greenwood Ave, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of August, 2026.

SW Nash, LLC, a Tennessee Limited Liability Company

By: Steven Wemple
Steven Wemple, Member

By: Shannon Wemple
Shannon Wemple, Member

STATE OF Texas
COUNTY OF Matagorda

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Steven Wemple, and~~ Shannon Wemple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of SW Nash, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2026.

Trintella Wilson
Notary Public

My Commission Expires: 11/29/2029

NOTARY PUBLIC · STATE OF TEXAS ·
Trintella Wilson
ID NUMBER
133465098
COMMISSION EXPIRES
November 29, 2029

Electronically signed and notarized online using the Proof platform.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: WARRANTY DEED

Document Date: 08/14/2026

Number of Pages (including notarial certificate): 2

State of Nevada

County of Clark

This instrument was acknowledged before me

on 08/14/2026 by Steven Wemple.



Carlos Pittman
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-5441-01
Expires March 7, 2029

Carlos Pittman
Notary Public, State of Nevada

Notarized remotely using audio-video communication technology via Proof.

Tennessee Certification of Electronic Document

I, Alex Shorer, 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 8-14-26 (date of document).

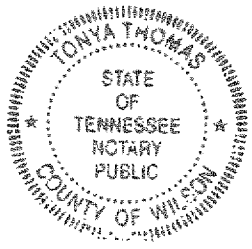
Alex Shorer
Affiant Signature

8-20-26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 20 day of August, 2026.



Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 11-20-29