WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LRG Title and Escrow, LLC
1524 Williams Drive, Ste 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery DuBois	NEW OWNER	093061J00400
(NAME)	(NAME)	
415 Church Street, Unit 1001		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1465117 DEEDWARR
08/28/2026 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20260828-0079964

For and in consideration of the sum of ten dollars, 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 Peter Wagar and Anne Wagar, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jeffery DuBois and Carla DuBois, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 1001, Viridian Condominiums, as established under Master Deed of record in Instrument 20061004-0122833, addendum recorded in Instrument No. 20061004-0122834 and amendments recorded in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702 and Instrument No. 20111006-0077592, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Peter Wagar and Anne Wagar by Warranty Deed from Larry Vandiver, unmarried, dated 05/01/2018, of record in Instrument No. 20180504-0042834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Covenants, conditions, easements and restrictions recorded in Book 7423, Page 374, Book 9208, Page 613, Instrument No. 20061004-0122833, Amendment of Master Deed recorded as Instrument No. 20061004-0122834, Attorney's Certificate recorded as Instrument No. 20061004-0122836, First Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20070711-0082578, Second Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20100616-0046702, Master Deed of Trust recorded as Instrument No. 20100616-0046722, Third Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20111006-0077592, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20120802-0068536, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20140128-0007721, Affidavit of Scrivener's Error recorded as Instrument No. 20140530-0046816, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20171002-0100849, Seventh Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20180510-0045059, transfer of Declarant rights as recorded in Instrument No. 20190819-0083016, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20191211-0127973, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202102240022602, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202103160034923, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202105040059486, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202105270071781, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202203220032699, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202204130042759, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202206010063430, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202206090065739, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20230518-0037490, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20230915-0072432, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20240829-0066620, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20241023-0082450, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006012, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006070, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006107; (2) Stormwater Quality Agreement of recorded in Instrument No. 20040916-0111454; (3) Storm Quality Agreement including terms and conditions thereof as recorded in Instrument 200409160111454; (4) Reciprocal Easement Agreement including terms and conditions thereof as recorded in Instrument 200411030132451, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 415 Church Street, Unit 1001, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of August, 2026.

Peter Wagar

Anne Wagar

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Wagar and Anne Wagar, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~19th~~ 18th day of August, 2026.

Notary Public

My Commission Expires: December 19, 2026

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
LRG Title and Escrow, LLC
1524 Williams Drive, Ste 202
Murfreesboro, TN 37129

202608280079964

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 8/18/2026.

Affiant
Date: 8/18/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 18th day of August, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK