Karen Johnson Davidson County
Batch# 1465330 DEEDWARR
08/31/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,105.93
20260831-0080314

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,900.00

Carson McKellar
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24 day of August, 2026.

Caroline Hale
Notary Public

(Affix Seal)

My Commission Expires: _____

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-02-2030

2026-07-4387

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#:
Carson McKellar 365 Yorkshire Circle Nashville, TN 37211	NEW OWNER	Map/Parcel 161-11-0C-026.00-CO

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, **Leah Wilschetz, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Carson McKellar, an unmarried man**, hereinafter called the GRANTEE, his heirs 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 described as Building "E" Unit No. 503, on the Resubdivision of Lot No. 2, Phase IV, .on the Plan of The Villages of Brentwood, a Planned Unit Development, of record in Plat Book 6900, page 614, Register's Office of Davidson County, Tennessee, to which plat/parcel reference is hereby made for a more particular description.

Being the same property conveyed to Megan Frank, an unmarried woman by Warranty Deed from Jessica F. Mattingly, single woman of record in Instrument No. 20160727-0077248 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 27, 2016.

Being the same property conveyed to Leah J. Wilschetz, a single person by Warranty Deed from Megan Frank, a married woman of record in Instrument No. 20241122-0091542 Register's Office for Davidson County, Tennessee, dated November 21, 2024 and recorded on November 22, 2024.

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 365 Yorkshire Circle, 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, his heirs 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, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 25 day August, 2026.

Leah Wilschetz

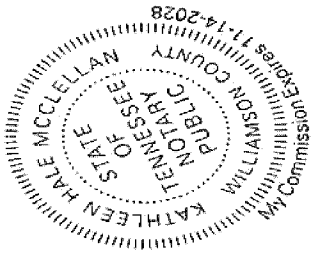
Leah Wilschetz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of August, 2026, before me personally appeared Leah Wilschetz, 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 25 day of August, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-25-26.

Date

Affiant Signature

8-25-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of August, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029