Karen Johnson Davidson County
Batch# 1466661 DEEDWARR
09/01/2026 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20260901-0080840

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MAURY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 4.25.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda Wagner	New owners	069-00-0-249.00
(NAME)	(NAME)	
1844 Woodland Pointe Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Heritage Bank & Trust, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Linda Wagner and David Delpapa, 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 Lot No. 9, on the Final Plat of Richards Farms Lots 1-11, as of record in Instrument No. 20210309-0030935, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Heritage Bank & Trust by Successor Trustee's Deed from Middle Tennessee Law Group, PLLC as Successors Trustee, dated 05/13/2026, of record in Instrument No. 202605150043787, 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 ☐ 1547 E Stewarts Lane, Nashville, TN 37218
(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 21st day of August, 2026.

Heritage Bank & Trust

By: _____
Jacob Love, Senior Vice President and Chief Financial officer

State of Tennessee
County of Maury

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jacob Love with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Senior Vice President and Chief Financial officer of Heritage Bank & Trust the within named bargainer, a corporation, and that, he as such Senior Vice President and Chief Financial Officer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Jacob Love as such Senior Vice President and Chief Financial Officer.

Witness my hand and Official seal this 21st day of August, 2026.

_____
Notary Public:
My Commission Expires: 2/23/30

BEVERLY HUFF
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, 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 Aug. 21, 2026.

Affiant
Date: August 24, 2026

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 26th day of August 2026

Notary Public

My Commission Expires: 6-8-2030

PAMELA SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY