Karen Johnson Davidson County
Batch# 1466895 DEEDWARR
09/02/2026 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260902-0081105

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17704-BW

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00.

x Andrew C Wiser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: 7/3/28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew C. Wiser	New Owner	
4420A Providence Heights		147-07-3F-001.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FTN Investments LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew C. Wiser, a single man**

HEREINAFTER CALLED THE GRANTEES, 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. A on the Plan of Homes At 4420 Providence Heights, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241230-0101045, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Tyne Gray and wife, Christine E. Gray by Installment deed from H. Chester Maxwell and wife, Flora E. Maxwell of record in Book 1368, page 218, Register's Office for Davidson County, Tennessee, dated March 07, 1946 and recorded on March 12, 1946.

The said Ella Christine Gray having died on or about March 25, 2014. See Last Will and Testament of Ella Christine Gray recorded in Instrument No. 20180824-0084157 and Order recorded in Instrument No. 20180824-0084156, Register's Office, Davidson County, Tennessee.

The said Tyne Gray having died on or about June 01, 2008.

Being a portion of the same property conveyed to Robert Greene, Trustee by Quitclaim Deed from Linda Mechelle Anderson-Robinson of record in Instrument No. 20230418-0028508 Register's Office for Davidson County, Tennessee, dated April 16, 2023 and recorded on April 18, 2023 within the same deed the said Robert Greene, Trustee conveyed said interest to Linda Mechelle Anderson-Robinson and Nelius Omar Ellis, as tenants in common.

Being a portion of the same property conveyed to FTN Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Linda Mechelle Anderson-Robinson and Nelius Omar Ellis, as Tenants in Common of record in Instrument No. 20241211-0096201 Register's Office for Davidson County, Tennessee, dated September 12, 2024 and recorded on December 11, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4420A Providence Heights, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness our hands this the 6th day of August, 2024.

FTN Investments LLC, a Tennessee limited liability company

BY: _____
Nelius Ellis, Sole Member

STATE OF Tennessee
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, personally appeared Nelius Ellis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of the maker, **FTN Investments LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 6th day of August 2024.

My Commission expires: 5/8/29

_____
Notary Public

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 8-27-26 (date of document).

Affiant Signature

8-27-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY