Karen Johnson Davidson County
Batch# 1474988 DEEDWARR
09/18/2026 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20260918-0087186

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260755059**	STATE OF TENNESS COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $749,900.00. Gerald B Stephens Affiant Subscribed and sworn to before me, this 15th day of September, 2026. Sheri Engel Notary Public My Commission Expires: 11-21-2027

STATE OF TENNESSEE NOTARY PUBLIC SHERI ENGEL WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Gerald B. Stephens 4928 Danby Dr Nashville TN 37211	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 147-05-0-200.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David V Salter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald B. Stephens, a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 62, as shown on the map entitled Plan of Caldwell County Estates, of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Salter an unmarried man by Warranty Deed from Thomas McVey unmarried of record in Instrument No. 20120502-0037643 Register's Office for Davidson County, Tennessee, dated April 18, 2012 and recorded on May 02, 2012.

Being the same property conveyed to David V. Salter and Vincent Leon Wix, with right of survivorship by Quitclaim Deed from David V. Salter, unmarried of record in Instrument No. 20120509-0040057 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 09, 2012 and Affidavit of Scrivener's error recorded on October 30, 2019 and Instrument No. 20191030-0111312 and Scrivener's and/or Closer's Affidavit recorded on July 15, 2024 and Instrument No. 20240715-0053019.

The said Vincent Leon Wix, now being deceased on January 3, 2024, in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 68 and 69, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2802, Page 369 and Book 2883, Page 91 and Book 3032, Page 6, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

A United States of America Transmission Line Easement of record in Book 1133, Page 610 , in the Register's Office for Davidson County, Tennessee.

Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 6196, Page 486, in the Register's Office for Davidson County, Tennessee.

A United States of America Transmission Line Easement of record in Book 1237, Page 371, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 202406180045866, in the Register's Office for Davidson County, Tennessee.

Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 6209, Page 325, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4928 Danby Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2026.

David V Salter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David V Salter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
February 2, 2030

I, Amy Cross Nance, 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 this 18th day of September 2026

Dated September 18, 2026

SUBSCRIBED AND SWORN TO before me this 18th day of September 2026

Notary Public
My Commission expires 3/4/29

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 18th day of September, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL