Karen Johnson Davidson County
Batch# 1476655 DEEDWARR
09/23/2026 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20260923-0088248

Name and Address of New Owner:
Marshall Wayne Adams
PO Box 150909
Nashville, TN 37215

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4863

Map & Parcel No: 117-03-0B-221.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher Andrew Weddle, an unmarried man, individually, and as Administrator of Estate of Harry Lee Weddle, III** , "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Marshall Wayne Adams, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 0-7, Parcel No. 221, of the Villager Condominiums, as of record in Book 5200, Page 154, said Register's Office, to which reference is hereby made for a more complete and accurate legal description. of said unit.

Being the same property conveyed to Harry L. Weddle, III, by Warranty Deed from James R. Hamilton, Jr, and James R. Hamilton, Sr of record in Instrument No. 20030903-0127974, Register's Office for Davidson County, Tennessee, dated August 28, 2003 and recorded on September 3, 2003. The said Harry L. Weddle, III, died on or about March 5, 2026, his estate being probated in the Chancery Court for Hamilton County, Tennessee, Docket No. 26-P-385. The subject property vesting in Christopher Andrew Weddle. Affidavit of Heirship of Record in Instrument No. __202609230088247_____.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **2601 Hillsboro Pike, Unit O-7, Nashville, Tennessee 37212**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 22nd day of September, 2026.

_____ (SEAL)
Christopher Andrew Weddle

Estate of Harry Lee Weddle, III

By: _____ (SEAL)
Christopher Andrew Weddle, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2026, before me personally appeared Christopher Andrew Weddle, individually and as Administrator of Estate of Harry Lee Weddle, III, 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 and seal this 22nd day of September, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $189,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
22nd day of September, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9-22-26.

Affiant Signature

9-22-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of September, 2026.

Notary Signature

My Commission Expires: 5/12/30

