This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1477111 DEEDWARR
09/24/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.26
20260924-0088572

State of TN
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $299,800.00

Affiant Signature

Subscribed and sworn to before me on this the 23rd Day of Sept, 2026.

Notary Public

My Commission expires 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

NAME AND ADDRESS OF PROPERTY OWNER:
Lesa Franklin
3911 Dodson Chapel Rd
Hermitage, TN 37076
SEND TAX BILLS TO:
Lesa Franklin
3911 Dodson Chapel Rd
Hermitage, TN 37076
MAP AND PARCEL NUMBER: Tax ID #: 086140C01600CO

WARRANTY DEED
26NT01800

Effective the 23 Day of Sept, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Spartan Properties LLC, a Michigan Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lesa Franklin, an unmarried woman, Sole Ownership

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Williamson County**, Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 16 in a Horizontal Property Regime as shown on the condominium site plan of the Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Spartan Properties LLC, a Michigan Limited Liability Company by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company as recorded 07/07/2026 in Book NA at Page NA as Document 20260707-0060962.

Commonly Known As: 3911 Dodson Chapel Rd Apt 16, Hermitage, TN 37076-3558

Witness our hands this the _____ day of 09/23/2026 02:13 PM CDT _____, _____

Brent Wheeler, sole member, Spartan Properties, LLC

STATE OF TN, Davidson
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brent Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of Spartan Properties, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Davidson County, Tennessee this ____ day of _____, 20_____.

EDWARD P. HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030

Edward P. Hunsberger Sr.

NOTARY PUBLIC

09/23/2026 02:17 PM CDT

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 9/23/2026 (date of document).

Affiant Signature

9/23/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 23 day of Sept, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County