Karen Johnson Davidson County
Batch# 1477169 DEEDWARR
09/24/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20260924-0088681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **695,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 3/6/27 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Parker	New Owner	085-04-0A-364-00
(NAME)	(NAME)	
5146 Mountainbrook Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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,

BENJAMIN J. WHEELER AND SHAUNA WHEELER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN PARKER, AN UNMARRIED 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 Lot No. 364 on the Final Plat of the Reserve at Stone Hall, Phase 1, Section 3A, Planned Unit Development, of record in Instrument No. 20150729-0074430, Register's Office for Davidson County, Tennessee, to which plat is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin J. Wheeler, an unmarried man by Deed dated January 15, 2016 from Meritage Homes of Tennessee, Inc., an Arizona Corporation, recorded January 20, 2016, in Instrument Number 20160120-0005839, in the Official Records of Davidson County, Tennessee.

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 *Improved* property is commonly known as: 5146 Mountainbrook Circle, Hermitage, TN 37076

LT&E File #23658

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 my/our hand(s) this 23rd day of September, 2026

Benjamin J Wheeler

Shauna Wheeler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of September, 2026, before me personally appeared Benjamin J Wheeler and Shauna Wheeler, 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, at office, this 23rd day of September, 2026.

J TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 9/26/29

LT&E File #23658

Certificate of Authenticity

I, Kristi McCoy, 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 September 23, 2026.

Kristi McCoy 9/23/26

Name: Kristi McCoy
Title: Title Agent

STATE OF Tennessee
COUNTY OF Wilson

Sworn to and subscribed before me on September 23, 2026.

Notary Public: Josh Howell

JOSH HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: 11/20/29