Karen Johnson Davidson County
Batch# 1480590 DEEDWARR
10/05/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20261005-0091420

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $231,000.00 Alex Gregory Affiant Subscribed and sworn to before me, this 1st day of October, 2026. Jennifer Russell Notary Public My commission expires: 9/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
My Tennessee Home Solution LLC		**11916003700**
131 Indian Lake Rd Suite 102		
Hendersonville, TN 37075		

FOR AND IN 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 ACKNOWLEDGE, WE,

Charles Edward York, Jr , a married man

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

My Tennessee Home Solution LLC

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. 133, Plan of Battlewood, Section Two, of record in Plat Book 1835, Pages 95 & 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Charles Edward York, Jr, by Executor's Quitclaim Deed from Jon Patrick Garrett, as Personal Representative of the Estate of Charles Edward York, Sr, dated January 22, 2026, of record in Instrument No. 20260123-0005982, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles E York and wife, Susan H York, by Deed from Jimmy R Culberson and wife, Vicki L Culberson, dated October 11, 1979, of record in Book 5514, Page 562, in the Register's Office for Davidson County, Tennessee. Susan H York died January 30, 2022 leaving Charles E York as the sole surviving tenant. Charles E York died testate on January 19, 2025. Said property was not a marital residence therefore no spouse enters into the execution of this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 730 Wildview Dr, 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 in 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.

_____ Date: 9/29/26
Charles Edward York, Jr

_____ Date: _____

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Charles Edward York, Jr, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of September, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF ANGELA GRACE VANCE

Certificate of Authenticity

I, Jennifer Russell, 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 9/29/26.
Date

Jennifer Russell
Affiant Signature

9/29/26
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 29 day of September, 2026.

Notary's Signature
My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY