Karen Johnson Davidson County
Batch# 1482291 DEEDWARR
10/07/2026 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20261007-0092282

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE PREPARER, CHAFFIN TITLE & ESCROW AND/OR ITS AGENTS MAKE NO WARRANTIES AS TO THE STATUS OF SAID TITLE.

This instrument prepared by:
RANDY S. CHAFFIN
Attorney-At-Law
210 North Washington Ave.
Cookeville, TN 38501

TAX ID:
081-07-2W-001.00

Property Owners:
ALEXANDER WELLS
TIMOTHY WELLS
1917 A 9th Ave N. #A
Nashville, Tn 37208

Send Tax Bills To:
Property Owners

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

OZARK EQUITY LLC, A MISSOURI LIMITED LIABILITY COMPANY,

hereinafter referred to as Grantor, whether one or more, has/have this day bargained and sold and do hereby transfer and convey all its right, title and interest unto,

ALEXANDER WELLS, A SINGLE MAN, AND TIMOTHY WELLS, A SINGLE MAN

their heirs and assigns, hereinafter referred to as Grantee_, whether one or more, all their right, title and interest in and to certain real estate located in the Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1917A of RESIDENCES AT 1917 9TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing RESIDENCES AT 1917 9TH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument No. 20190716-0069216, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

All matters shown on the Plat of record in Plat Book 2 Page 104, in the Chancery Court of Davidson, Tennessee.

Right-of-Way recorded in Instrument No. 20190910-0091383 in the Register's Office of Davidson County, Tennessee.

11. Charter recorded in Instrument No. 20190917-0094044, in the Register's Office of Davidson County, Tennessee.

13. Master Deed, By-Laws, covenants, conditions, easements and restrictions of record in Instrument No. 20190716- 0069216 , together with all and any subsequent documents of record pertinent thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

All matters shown on the plat of record in Plat Instrument No. 20190716-0069216 , in the Register's Office of Davidson, Tennessee.

THE PREVIOUS AND LAST conveyance being a Warranty Deed from David Austin, a single man to Ozark Equity LLC, a Missouri Limited Liability Company, as of record recorded October 22, 2025, as Instrument No. 20251022-0084298 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as otherwise herein set out.

We further covenant and bind our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 28 day of September, 2026.

OZARK EQUITY LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: Carson D. Jackson, MEMBER Member

KIMBERLY KRONICK-WORRALL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

State of Tennessee
County of Davidson

Before me, Kimberly Kronick-Worrall of the state and county mentioned, personally appeared Carson D. Jackson with whom I am personally acquainted (or proven to me on the basis satisfactory evidence), and whom upon oath, acknowledged such person to be a member (or other officer authorized to execute the instrument) of Ozark Equity LLC, a Missouri Limited Liability Company, the within named bargainer, a corporation, and that such member of officer as such Carson D. Jackson executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Carson D. Jackson, member of Ozark Equity LLC, a Missouri Limited Liability Company

Witness my hand and seal, at office, this 28 day of September 2026.

Notary Public Kimberly Kronick-Worrall

My Commission expires: 07/03/2028

KRW STATE OF TENNESSEE
COUNTY OF ~~PUTNAM~~ Davidson

KIMBERLY KRONICK-WORRALL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

The consideration or value of the property whichever is greater for this transfer is $470,000.00.

~~Affiant~~

Sworn to and subscribed before me this 28 day of September, 2026.

Notary Public Kimberly Kronick-Worrall

My Commission Expires:
07/03/2028

Certificate of Authenticity

I, Joshua A. Terry, 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 9/28/26.

Affiant Signature – Joshua A. Terry

10/1/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/1/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27