THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340086** Karen Johnson Davidson County Batch# 836024 DEEDWARR 04/07/2022 11:07:30 AM 3 pgs Fees: $18.00 Taxes: $3,145.00 20220407-0040433	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2022. Notary Public My Commission Expires: 3/7/23 MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Johniann Wahl and Timothy J. Wahl, Trustee 5609 Pennsylvania Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-06-0-454.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chase Manning and Maegan Manning, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Johniann Wahl, an unmarried woman, individually, and Timothy J. Wahl, Trustee of the Wahl Family Trust dated February 26, 2013**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1516, Block 37, as shown on the map entitled Plan No. 2, West Nashville, of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHASE MANNING AND MAEGAN MANNING, HUSBAND AND WIFE, by deed from TIM M. WRIGHT, TRUSTEE OF THE WRIGHT RETIREMENT SERVICES, L.L.C. RETIREMENT SAVINGS PLAN, AS TO A 50% UNDIVIDED INTEREST AND MARK LARIMORE, TRUSTEE OF LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO, AS TO A 50% UNDIVIDED INTEREST, of record in Instrument No. 20180604-0053130 , dated May 31, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-06-0-454.00.

Matters shown on the Plan of record in Plat Book 57, page 172, said Register's Office.

This is improved property located at 5609 Pennsylvania Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2022.

Chase Manning

Maegan Manning

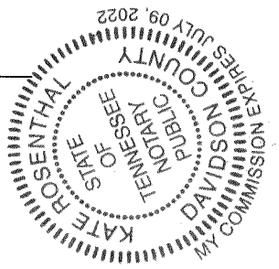
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chase Manning and Maegan Manning, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2022.

Notary Public

My Commission Expires: 7-9-22



True Copy Certification

I, **Diane March,** 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 this the 29th day of March, 2022.

Affiant Signature
Date 03/29/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

