Karen Johnson Davidson County
Batch# 877083 DEEDWARR
06/24/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220624-0072251

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$425,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|16th DAY OF June,2022.
|
|NOTARY PUBLIC: Tiarra Grayman
|MY COMMISSION EXPIRES: 10/16/2024
| (AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP **149**
Jackson Evan Wangner **2433 Rychen Drive** **Nashville, Tennessee 37217**	**SAME AS OWNER**	GROUP **03 0** PARCEL **075.00CO**

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 acknowledged, we,

Larry Chocron, unmarried

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

Jackson Evan Wangner, by and through his conservatorship of Jackson Evan Wangner

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:

BEING Lot No. 623 on the Plan of Edge-0-Lakes Estates, Section 10, as of record in Book 3842, page 180, Register's Office for said County.

SAID Lot fronts 70.14 feet on the westerly side of Rychen Drive, and extends back 150 feet on the southerly line and 150.53 feet on the northerly line to a dead line and measures 92 feet thereon.

Being the same property conveyed to Larry Chocron by deed from Mott, LLC, a Tennessee limited liability company dated December 26, 2018 and recorded in Instrument No. 20181226-0124732 said Register's Office.

Being the same property conveyed by Quitclaim Deed to Larry Chocron and Denise Chocron, husband and wife, dated December 30, 2019 and filed of record December 31, 2019 in Instrument No. 20191231-0134783, said Register's Office.

Denise Chocron having passed on December 25,2021 leaving Larry Chocron sole owner.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2433 Rychen Drive, Nashville, Tennessee 37217.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 16th day of June, 2022.

Larry Chocron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Chocron, with whom I am personally acquainted, (or who 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 16th day of June, 2022.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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 June 16 2022.

Affiant Signature

June 17 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on June 17 2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON