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**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 220741995**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,049,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2022.

Notary Public
My Commission Expires: 7/6/2

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 908962 DEEDWARR
08/26/2022 01:50:16 PM 2 pgs
Fees: $13.00 Taxes: $3,881.30

20220826-0096669

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Thomas J. Wimbiscus and Maureen Anne Wimbiscus<br>2309A Knowles Avenue<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>105-14-0K-001.00-CO |

**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, **Paul Vernich and Leigh Wilhite Vernich, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas J. Wimbiscus and Maureen Anne Wimbiscus, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2309 Knowles Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150528-0048900, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Vernich, and Leigh Wilhite Vernich, husband and wife by Warranty deed from OMBS., LLC, a Florida Limited Liability Company of record in Instrument No. 20160718-0073814, Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 18, 2016.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Paul Vernich, which Power of Attorney is recorded in Instrument Number 20220826-0096667, and also by the signature of Abby Benson as Attorney-in-Fact for Leigh Wilhite Vernich, which Power of Attorney is recorded in Instrument Number 20220826-0096668, 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.

Taxes for the year 2022, a lien not yet due and payable and for years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 48, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20150528-0048900, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of record in Instrument No. 20150716-0069757, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2309A Knowles Avenue Nashville TN 37204

**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 25th day of August, 2022.

Paul Vernich by [signature] as attorney in fact
Paul Vernich by Abby Benson as Attorney-in-Fact

Leigh Wilhite Vernich by [signature] as attorney in fact
Leigh Wilhite Vernich by Abby Benson as Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Paul Vernich and Leigh Wilhite Vernich and that she is authorized by Paul Vernich and Leigh Wilhite Vernich to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of August, 2022.

[signature]
Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025