# WARRANTY DEED

Karen Johnson Davidson County
Batch# 919407 DEEDWARR
09/20/2022 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220920-0104709

File No. BC-22-3152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan Mickle | New Owner | |
| (NAME) | (NAME) | |
| 807A Porter Road | | 083-07-3B-001.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/we, **Carolyn Sue Wenzel, Trustee of The PPM House Trust Agreement dated February 19, 2019**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Mickle, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restriction for a Horizontal Property Regime with Private Elements for 807 Porter Road Homes of record in Instrument No. 20161208-0128977, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Carolyn W. Schott, Trustee, and her successors in trust, of the PPM House Trust Agreement dated February 19, 2019 by Quitclaim deed from Angela Hamano of record in Instrument No. 20190219-0014932 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on February 19, 2019.**

**Carolyn W. Schott is now known of record as Carolyn Sue Wenzel.**

**This is property more commonly known as 807A Porter Road, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 13th day of September, 2022.

The PPM House Trust Agreement dated
February 19, 2019

By: _____
Carolyn Sue Wenzel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2022, before me personally appeared Carolyn Sue Wenzel, Trustee of The PPM House Trust Agreement dated February 19, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2022.

_____
Notary Signature
My commission expires:

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Beth Cooper, 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 **September 13, 2022**.

Affiant Signature

**September 13, 2022**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

**13th** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

