THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5331-WE

Karen Johnson Davidson County
Batch# 930204 DEEDWARR
10/17/2022 09:42:12 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20221017-0113193

L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 2022

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Wrenn and Denise Almond	**Douglas Wrenn & Denise Almond**	
1604 Lischey Avenue	**1117 Fatherland Street, Unit 202**	071-12-0-009.00
Nashville, TN 37207	**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, **Denke 2, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Wrenn and Denise Almond, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 20 and the southerly 42 feet of Lot No. 1 on the Plan of S. A. Buchanan's Re-Subdivision of certain lots in Trinity Heights Addition, as of record in Book 547, Page 166, Register's Office for said County, described together as follows:

Beginning at a point in the westerly margin of Lischey Avenue 120 feet southerly from the southwesterly corner of the intersection of said Lischey Avenue and Marshall Street; thence westerly parallel with and 120 feet southerly from the southerly margin of said Marshall Street; 165 feet, more or less, to the easterly margin of an alley; thence southerly with the easterly margin of said alley 92 feet to the common corner of Lots Nos. 19 and 20; thence easterly with the line between said two lots 165 feet to a point in the westerly margin of said Lischey Avenue; thence northerly with the margin of the same 92 feet to the point of beginning.

Being the same property conveyed to Denke, LLC, a Tennessee limited liability company by Warranty Deed from Marcelle C. Carter, a widow of record in Instrument No. 20100720-0056758 Register's Office for Davidson County, Tennessee, dated July 19, 2010 and recorded on July 20, 2010.

Being the same property conveyed to Denke 2, LLC, a Tennessee limited liability company by Quitclaim Deed from Denke, LLC, a Tennessee limited liability company of record in Instrument No. 20101112-0090502 Register's Office for Davidson County, Tennessee, dated October 19, 2010 and recorded on November 12, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1604 Lischey Avenue, Nashville, TN 37207**

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 our hands this the 14th day of October, 2022.

Denke 2, LLC, a Tennessee limited liability company

BY: _____
Melisa Keele, Member

BY: _____
John D. Denton, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Melisa Keele, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, Denke 2, LLC., and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 14 day of October, 2022.

My Commission expires Jan 8 2024

_____
Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared John D. Denton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, Denke 2, LLC., and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 14 day of October, 2022.

My Commission expires Jan 8 2024

_____
Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE