THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221042715

Karen Johnson Davidson County
Batch# 944320 **DEEDWARR**
11/23/2022 11:07:23 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20221123-0123986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00.

Affiant

Subscribed and sworn to before me, this 21 today of November, 2022.

Notary Public
My Commission Expires: [illegible]

STATE OF TENNESSEE NOTARY PUBLIC ASHLEY SCHAD DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH [illegible]

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sara Ann Werner 33 Locust Ave Larkspur, CA 94939	New Owner	Tax Parcel ID No. 105 09 0 200.00

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, **Jonathan Scott Wisely, Trustee of the Jake Wisely Trust, dated October 1, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Ann Werner**, an unmarried woman("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the East 57.8 feet of Lot No. 35 and the West 10 feet of Lot No. 34 on the Map of Waverly Land Company's Plan of Lots called Waverly Place, as of record in Plat Book 57, Pages 94 and 95 of the Register's Office for said County.

Said parts of said lots adjoin and front together 67.8 feet on the Southerly side of Acklen Avenue, formerly Prospect Avenue and run back between lines 154 feet more or less to an alley.

Being the same property conveyed to Jonathan Scott Wisely, Trustee of the Jake Wisely Trust, by Warranty Deed from Jason Bockman, of record in Instrument No. 20170816-0084221, in the Register's Office of Davidson County, Tennessee, dated August 14, 2017 and recorded on August 16, 2017.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waverly Place, as recorded in Plat Book 57, Page(s) 94 and 95.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20170214-0015189.

Encroachment License Agreement as set forth in instrument recorded in Instrument No. 20170816-0084223.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1009 Acklen Avenue Nashville TN 37203

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 21st day of November, 2022.

The Jake Wisely Trust, dated October 1, 2015

By: Jonathan Scott Wisely, Trustee

STATE OF MN
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Scott Wisely with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Jake Wisely Trust, dated October 1, 2015 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21st day of November, 2022.

Notary Public

CHRISTINA LYNN KUSCHKE
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025