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

CRT File No. 221243198

Karen Johnson Davidson County
Batch# 959548 **DEEDWARR**
01/10/2023 10:16:48 AM 2 pgs
Fees: $13.00 Taxes: $1,996.15

20230110-0002054

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $539,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 16, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ogorsolka Revocable Trust 711 Signal Mountain Road, #335 Chattanooga, TN 37404	New Owner	Tax Parcel ID No. 072 09 2K 001.00

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, **Margaret E. Manning n/k/a Margaret Merrill, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ogorsolka Revocable Trust, dated February 22, 2006** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 938 Spain Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 938 Spain Avenue, a Horizontal Property Regime, of record in Instrument No. 20160309-0022791, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Margaret E. Manning, unmarried, by Warranty Deed from John K. Jennette, married, by and through his attorney in fact, Chance Alford, of record in Instrument No. 20160829-0089948, in the Register's Office of Davidson County, Tennessee, dated August 25, 2016 and recorded on August 29, 2016.

Charles Merrill joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Bush Spain's Subdivision of Part of the Zack Stull Lands, as recorded in Book 161, Page 129. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160309-0022791.

This is improved property located at 938A Spain Avenue Nashville TN 37216

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 22nd day of December, 2022.

Margaret E. Manning n/k/a Margaret Merrill

Charles Merrill

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret E. Manning n/k/a Margaret Merrill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Charles Merrill

Witness my hand, at office, this 22nd day of December, 2022.

Notary Public
My Commission Expires: 10/02/2023

OFFICIAL SEAL
TAMARA R THOMPSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/02/2023