WARRANTY DEED

Karen Johnson Davidson County
Batch# 970622 DEEDWARR
02/14/2023 11:29:44 AM 2 pgs
Fees: $13.00 Taxes: $7,585.00

20230214-0010665

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven E. Groom and Natasha Biesinger		
(NAME)	(NAME)	117-13-0B-069.00-CO
607 Green Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **RANDALL J. WACHTLER AND DAVONNA BERRETT WACHTLER, TRUSTEES, WACHTLER FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 8, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN E. GROOM AND NATASHA BIESINGER, 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. 607 on the Plan of Re-subdivision of Lots 605, 606, 607, 608, and 609 Abbottsford of record in Plat Book 6200, Page 315, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Doralyn Harris by Warranty Deed from James Ward and Susanne Ward, husband and wife, of record in Instrument No. 20200814-0091161, Register's Office for Davidson County, Tennessee, dated July 31, 2020.

Being the same property conveyed to Randall J. Wachtler and DaVonna Berrett Wachtler, Co-Trustees of Wachtler Family Revocable Living Trust dated November 8, 2019, by Warranty Deed from Doralyn Harris, an unmarried woman, of record in Instrument No. 20210316-0034864, Register's Office for Davidson County, Tennessee, dated March 15, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 607 Green Park, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 13th day of February, 2023

WACHTLER FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 8, 2019

BY: _____

RANDALL J. WACHTLER, TRUSTEE

BY: _____

DAVONNA BERRETT WACHTLER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Randall J. Wachtler Davonna Berrett Wachtler, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Wachtler Family Revocable Living Trust Agreement dated November 8, 2019, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 13th day of February, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

_____

Notary Public