(2)

Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 987505 DEEDWARR
04/03/2023 10:53 22 AM 3 pgs
Fees: $18 00 Taxes $2,737 63

20230403-0023829

G-VRES-23-0620

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,900 00

M. Alexis Brannen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2023

Tara Jones
Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Chelsea Cannon and Maxwell Hill	**New Owner**	
(NAME)	(NAME)	105-11-0-002 00
620 Southgate Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAD WOHLERS, A SINGLE PERSON AND ROSTEN TROBAUGH, MARRIED AND ROBERT ERIC THORNTON, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA CANNON, AN UNMARRIED WOMAN MAXWELL HILL, AN UNMARRIED MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Lying and being in Davidson County, Tennessee, and being known as Lot No 2, on the Map showing a Division of Lots 17, 18 and 19, on the Plan of John B Williams Addition, of record in Book 161, Page 70, Register's Office for Davidson County, Tennessee and being more particularly described as follows

Beginning at an existing iron rod in the margin of Southgate Avenue, a corner with Southgate Avenue Townhomes, now or formerly, (Instrument No 20170224-0018713), thence with the line of Southgate Avenue Townhomes, North 08 Degrees 58 Minutes 10 Seconds East 153 37 feet to an existing iron rod, a corner with Hillcrest Community Church, now or formerly, (Instrument No 20160829-0090327), thence with the line of Hillcrest Community Church, South 82 Degrees 31 Minutes 33 Seconds East 50 00 feet to an iron rod set, a corner with Herbert T Reed, Sr etux, now or formerly, (Deed Book 7881, Page 717), thence with the line of Reed, South 08 Degrees 58 Minutes 11 Seconds West 153 37 feet to an iron rod set in the margin of Southgate Avenue, thence with the margin of Southgate Avenue, North 82 Degrees 31 Minutes 33 Seconds West 50 00 feet the point and place of beginning, and containing 7,666 square feet or 0 18 acres, more or less, according to survey by James G Terry, TN RLS 2287, dated July 23, 2018

Being the same property conveyed to Ronda Lea Rinker, unmarried by Warranty Deed from Margaret Jenkins Lanius, unmarried of record in Instrument No 20180727-0073361 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on July 27, 2018

Being a portion of the same property conveyed to Robert Eric Thornton, a one-third (1/3rd) undivided interest, Chad Wohlers, a one-third (1/3rd) undivided interest, and Rosten Trobaugh, a one-third (1/3rd) undivided interest, as tenants in common by Warranty Deed from Ronda Lea Rinker of record in Instrument No 20220916-0103491 Register's Office for Davidson County, Tennessee, dated September 15, 2022 and recorded on September 16, 2022.

The above referenced property was investment property for all of the Grantors and has never been the principal marital residence for Rosten Trobaugh

This conveyance is subject to.
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee
- All matters as shown on (unrecorded) survey of James G Terry, TN RLS No 2287, dated July 23, 2018
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **620 Southgate Avenue, Nashville, Tennessee 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31st DAY OF MARCH, 2023

Chad Wohlers

Rosten Trobaugh
Robert Eric Thornton
by Andrew Chase Thornton, Attorney in fact
Robert Eric Thornton
By Andrew Chase Thornton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD WOHLERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of March, 2023

Notary Public
My Commission Expires 1/8/24
(SEAL)

BRIANA GAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSTEN TROBAUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of March, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires on 05/05/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT ERIC THORNTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of March, 2023

Notary Public
My Commission Expires
(SEAL)

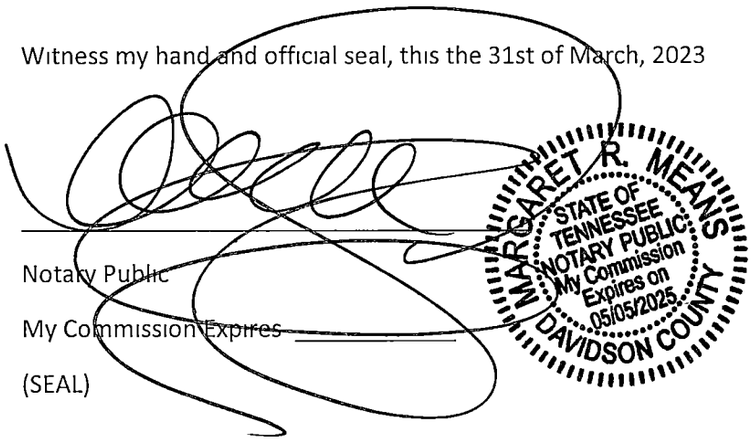
RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Chase Thornton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT ERIC THORNTON, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT ERIC THORNTON.

Witness my hand and official seal, this the 31st of March, 2023



Notary Public

My Commission Expires _____

(SEAL)