(2)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243705**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 3rd day of April, 2023. Notary Public My Commission Expires: _____

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 988632 DEEDWARR
04/05/2023 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230405-0024765

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chase R. Snider and Madison T. Santana 202 McCall Street Nashville TN 37211	New Owner	Tax Parcel ID No. 133 02 0 312.00

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, **Ryne Donald Wastl, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chase R. Snider and Madison T. Santana, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of The McLester Addition to Nolen Heights of record in Plat Book 421, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 front 50 feet on the Northerly side of McCall Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Blackacre Development Company, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Paul A. Cunningham, Jr., married, of record in Instrument No. 20200915-0105244, in the Register's Office of Davidson County, Tennessee, dated September 10, 2020 and recorded on September 15, 2020.

Being the same property conveyed to Ryne Donald Wastl by Warranty Deed from Blackacre Development Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211005-0133497, in the Register's Office of Davidson County, Tennessee, dated October 04, 2021 and recorded on October 05, 2021. Ryne Donald Wastl was married at the time of purchase but has divorced.

Stephanie Main Wastl 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 The McLester Addition to Nolen Heights, as recorded in Plat Book 421, Page(s) 92.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20201203-0140707.

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

This is improved property located at 202 McCall Street Nashville TN 37211

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 3rd day of April, 2023.

Ryne Donald Wastl

Stephanie Main Wastl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryne Donald Wastl and Stephanie Main Wastl, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/5/23.

Affiant
Date: 4/5/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of April, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY