Karen Johnson Davidson County
Batch# 992344 DEEDWARR
04/14/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230414-0027558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

DP
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 1.19.25
(AFFIX SEAL)

KATHERINE R. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

G-VRES-23-618

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)
Mid State Investments, LLC	New Owner	
(NAME)	(NAME)	**105-11-0-003.00**
618 Southgate Ave	P.O. Box 3494	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Clarksville TN 37043	
(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 MAN, AND AND ROBERT ERIC THORNTON, A SINGLE MAN, AND AND ROSTEN TROBAUGH, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MID STATE INVESTMENTS, LLC,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map showing a division into eleven lots of Lots Nos. 17, 18 and 19 on the Plan of John P. Williams' Addition, as of record in Book 161, Page 70, Register's Office for said County, for C. B. Kelley and Company, said Kelley Subdivision not being of record, and described according to a copy of survey thereof made by W. A. Blanchard, Civil Engineer, August 19, 1946, as follows:

Said Lot front 50 feet on the North side of Southgate Avenue and runs back between parallel lines, parallel to and 179 feet West of the Westerly margin of Martin Street 153 feet to a dead line.

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 and has never been the principal marital residece for Rosten Trobaugh.

This conveyance is subject to:
- Taxes for the year 2023 and all 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **618 Southgate Ave, 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 14th DAY OF APRIL, 2023.

Chad Wohlers

Robert Eric Thornton

Rosten Trobaugh

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 14th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

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 14th of April, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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 14th of April, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, do hereby make oath that I am a licensed attorney and/or the 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 April 14, 2023 (date of document).

Affiant Signature

April 14, 2023

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 14 day of April, 20 23.

Notary Signature

My Commission Expires: 1-14-26

Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY