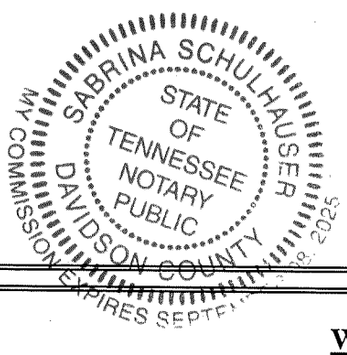
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444320**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant Subscribed and sworn to before me, this 5th day of July, 2023. Notary Public My Commission Expires:



Karen Johnson Davidson County
Batch# 1023001 DEEDWARR
07/06/2023 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20230706-0051508

WARRANTY DEED

Address New Owner: Meredith Wyse and John Wyse 490 Rochelle Drive Nashville TN 37220	Send Tax Bills To: US Bank 1850 Osborn Avenue Oshkosh, WI 54902	Tax Information: Tax Parcel ID No. 146-16-0-146.00

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, **Kimberly S. Gill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith Wyse and John Wyse, wife and husband**, ("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(s) 1 , as shown on the map entitled Resubdivision of Lot 131, Section VI of Brentwood Hall, of record in Plat Book 6200, page 580, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KIMBERLY S. GILL, by deed from KYLE B. HOLMBERG AND KIMBERLY N. HOLMBERG, HUSBAND AND WIFE, of record in Instrument No. 20181205-0118523 , dated December 4, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 146-16-0-146.00.

Davidson County taxes for 2022, Map-Par. 146-16-0-146.00, $3,738.05, PAID. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 6200, page 580, said Register's Office.
Easement(s) for Ingress/Egress of record in Book 9676, page 603, said Register's Office.

This is improved property located at 490 Rochelle Drive Nashville TN 37220

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 5th day of July, 2023.

Kimberly S. Gill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly S. Gill, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of July, 2023.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Kaz Arbogast,** 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 this the 5th day of July, 2023.

Affiant Signature

Date 07.05.2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON