This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $584,000 00

Affiant

Subscribed and sworn before me this the 10 day of August, 2023

Notary Public
My commission expires 9/21/26

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1037264 DEEDWARR
08/11/2023 10 50 41 AM 2 pgs
Fees $13 00 Taxes $2,160 80

20230811-0062416

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Robert J Oberlander III and Lindsay Marie Mishler 1125 Chester Ave Nashville, TN 37206	Studio Bank 124 12th Avenue S , Ste 400 Nashville, TN 37203	072-14-10 009 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA ESCUE AND ROMAN MROZOWSKI, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT J OBERLANDER III AND LINDSAY MARIE MISHLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 9 together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Woodland Grove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170906-0091737, as amended in Instrument No 20180410-0033871, and Instrument No 20181012-0101500, and being show on Plat attached thereto as Exhibit "B", 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 Joshua Escue and Roman Mrozowski, husband and wife, by deed dated 02/19/2019, from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No 20190220-0015294, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1125 Chester Ave, Nashville, TN 37206

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

JS by JW Aif
CM by JW Aif

Witness my hand this the 10 day of August, 2023

Joshua Escue by Jenny West Attorney in Fact
Joshua Escue
BY Jenny West as Attorney-in-Fact

Roman Mrozowski by Jenny West Attorney in Fact
Roman Mrozowski
BY Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of August, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joshua Escue by Specific POWER OF ATTORNEY dated 07/27/2023, and who acknowledged that he executed the same as the free act and deed of Joshua Escue

Witness my hand and official seal this 10 day of August, 2023

My commission expires 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of August, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roman Mrozowski by Specific POWER OF ATTORNEY dated 07/27/2023, and who acknowledged that he executed the same as the free act and deed of Roman Mrozowski

Witness my hand and official seal this 10th day of August, 2023

My commission expires 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY