Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 372i5

Karen Johnson Davidson County
Batch# 1044704 DEEDWARRSP
08/31/2023 10 57 41 AM 5 pgs
Fees $28 00 Taxes $5,984 75

20230831-0068282

This Instrument Prepared By:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: John A. Gupton III
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Special Warranty Deed

Address New Owner as Follows:	Send Tax Bills To
William C. Livingston and Carol L Schnugg, Trustees 214 Cantrell Avenue Nashville, TN 37205	New Owner
Map & Parcel No · 104-13-0-014 00	

FOR AND IN CONSIDERATION of the sum of Ten ($10 00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **THOMAS LANG WISEMAN AND BETSY C. WISEMAN, TRUSTEES OF THE WISEMAN REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 2019** ("Grantor"), have bargained and sold and does hereby transfer and convey unto **WILLIAM C. LIVINGSTON, AN UNMARRIED MAN, AND CAROL L. SCHNUGG, TRUSTEE OF THE CAROL LENE SCHNUGG LIVING TRUST DATED OCTOBER 17, 2017, AMENDED AND REINSTATED JULY 19, 2018, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("Grantee"), their successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property")

This is improved property located at 214 Cantrell Avenue, Nashville, TN 372051.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of August, 2023.

Thomas Lang Wiseman, Trustee

THOMAS LANG WISEMAN, Trustee of the Wiseman Revocable Living Trust Dated September, 2019

Betsy C. Wiseman, Trustee

BETSY C. WISEMAN, Trustee of the Wiseman Revocable Living Trust Dated September, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, THOMAS LANG WISEMAN, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 30th day of August, 2023.

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7 2025

Iva J. Binkley
Notary Public

My Commission Expires: 7-7-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office, on this the 30th day of August, 2023.

Iva J. Binkley
Notary Public

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7 2025

My Commission Expires: 7-7-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,617,500.00.

Katie Bradley
AFFIANT

Subscribed and sworn to before me this 30TH day of AUGUST, 2023.

NOTARY PUBLIC

VIRGINIA DESARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

My Commission Expires:

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being the north 60 feet of Lot No. 47 on the Map of Bransford Realty's Co's Subdivision of certain lots in Whitland Realty Co's Subdivision, of record in Book 547, Page 53, Register's Office of said County. Said part of said lot fronts 60 feet on the east side of Wilson Avenue, now Cantrell Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to THOMAS LANG WISEMAN OR BETSY C. WISEMAN, TRUSTEES OF THE WISEMAN REVOCABLE LIVING TRUST DATED SEPTEMBER, 2019, by deed from THOMAS LANG WISEMAN AND BETSY WISEMAN, HUSBAND AND WIFE, of record in Instrument No. 20191021-0107328, dated September 10, 2019, said Register's Office.

Exhibit B

Encumbrances

1. Taxes for the year 2023 and subsequent years, a lien, not yet due and payable
2. Matters shown on the Plan of record in Book 547, page 53, said Register's Office.