THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845502**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $382,500.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2023. Notary Public My Commission Expires: 4-13-2025

Karen Johnson Davidson County
Batch# 1049417 DEEDWARR
09/13/2023 01:52:30 PM 2 pgs
Fees: $13.00 Taxes: $1,415.25
20230913-0071858

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Monica Lynne Baker 2931 Winterberry Drive Nashville TN 37207	Send Tax Bills To: ~~New Owner~~ Liberty Federal Credit Union 4401 Theater Drive Evansville, IN 47715	Tax Information: Tax Parcel ID No. 050-02-0C-088.00 CO

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, **Michelle A. Wohler, as Trustee of The Michelle A. Wohler Trust dated January 8, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Monica Lynne Baker, an unmarried woman**, ("Grantee"), her 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) 88, as shown on the map entitled Final Plat, Thornton Grove P.U.D. Phase 1B & 1C, of record in Instrument No. 20200828-0097695, 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 MICHELLE ANNETTE WOHLER, by deed from NVR, INC, A VIRGINIA CORPORATION T/A RYAN HOMES, of record in Instrument No. 20220630-0075981 , dated June 28, 2022 , said Register's Office.

Being further conveyed to MICHELLE A. WOHLER, AS TRUSTEE OF THE MICHELLE A. WOHLER TRUST DATED JANUARY 8, 2021 by quitclaim deed from MICHELLE ANNETTE WOHLER, of record in Instrument No. 20221227-0132363, dated December 14, 2022, 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. 050-02-0C-088.00 CO.

Matters shown on the Plan of record in Instrument No. 20200515-0051025, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200608-0058652, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20190408-0031669, Instrument No. 20190812-0080087 and Instrument No. 20200917-0106622, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20150908-0091176 and Instrument No. 20190906-0090115, said Register's Office.

Ingress/Egress and Drainage Easement of record in Book 5992, page 654 , said Register's Office.

Transmission Line Easement of record in Book 3068, page 480, said Register's Office.

50' Wide Easement of record in Book 6199, page 554, said Register's Office.

Mutual Grant and Declaration of Easements of record in Book 6199, page 599, said Register's Office.

This is improved property located at 2931 Winterberry Drive Nashville TN 37207

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 8th day of September, 2023.

The Michelle A. Wohler Trust dated January 8, 2021

Michelle A Wohler trustee

By: Michelle A. Wohler, Trustee

STATE OF Florida)

COUNTY OF Sumter)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle A. Wohler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Michelle A. Wohler Trust dated January 8, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of September, 2023.

Sophia L. Bryant

Notary Public

My Commission Expires: 3/29/2025

SOPHIA L. BRYANT
MY COMMISSION # HH 080130
EXPIRES: March 29, 2025
Bonded Thru Notary Public Underwriters

True Copy Certification

I, Yvette Meldrum, 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 September 8, 2023.

Signature

September 8, 2023

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this September 8, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025