This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-2564-KP

Karen Johnson Davidson County
Batch# 1086535 DEEDWARR
12/29/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20231229-0100131

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $690,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2023.

Notary Public
My Commission Expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
T2 at Trade Winds, LLC 5814 Crooked Stick Drive Windsor, CO 80550	T2 at Trade Winds, LLC 5814 Crooked Stick Drive Windsor, CO 80550	119 14 0 253.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lance E. Wheeler, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **T2 at Trade Winds, LLC, a Colorado Limited Liability Company**, hereinafter called the Grantee(s), its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly most portion of Lot B on the William Lee Subdivision of Roth Property, of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee, said portion also being Tract No. 1 of a Survey and Resubdivision of said Lot B, and being more particularly described according to an unrecorded survey made thereof by William Collier Parrish Associates, Civil Engineers, on November 13, 1957, as follows:

Tract No. 1 fronts 75 feet on the north side of East Radnor Avenue, as now located, and runs back between lines, 179.35 feet on the west side and 180.9 feet on the east side to a dead line in the rear, measuring 82.90 feet thereon.

For further reference, the southwest corner of the above-described property being a common corner with the southeast corner of that property vested in Dan Taylor Duer and wife, Brenda J. Fisher of record in Book 10277, Page 654, ROD.

Being the same property conveyed to Lance E. Wheeler, A Single Person, by Warranty Deed from Ryan C. McLeland and Kara K. McLeland, Husband and Wife, of record in Instrument No. 20161006-0105652, in the Register's Office of Davidson County, Tennessee, dated September 30, 2016, and recorded on October 06, 2016.

Sara Wheeler joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **184 Radnor Street, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, its successors and/or assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, its successors and/or assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 28th day of December, 2023.

GRANTOR:

Lance E. Wheeler

Sara Wheeler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lance E. Wheeler and Sara Wheeler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202312290100131

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/28/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

