Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-4840

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of January, 2024

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1090028 DEEDWARR
01/09/2024 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240109-0001950

Address of New Owner	Send Tax Bills To:	Map & Parcel
TRH Property Management, LLC PO BOX 3122 Brentwood, TN 37024	TRH Property Management, LLC PO BOX 3122 Brentwood, TN 37024	134 14 0 252.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michiel H. Paschall and Sherry Paschall

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRH Property Management LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Parcel 252 (also referred to as Lot 1), as shown on the map entitled, Paschall Property & Reserve Parcels (262) & (263) Section 4A South Perimeter Park, of record in Instrument No. 20170316-0025766, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING a portion of the same property conveyed by Special Warranty Deed from Cameron W. Sorenson to Lott & Peacock Realty Partners, LLC, a Texas limited liability company, recorded October 28, 2016, as Instrument No. 20161028-0114392 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $100,000.00.

BEING a portion of the same property conveyed by Quit Claim Deed from Lott & Peacock Realty Partners, LLC, a Texas limited liability company to Michiel Paschall and Sherry Paschall, recorded March 28, 2017, as Instrument No. 20170328-0030248 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 1311 Antioch Pike, Nashville, TN 37211

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 and assigns forever; and we so 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, their 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.

Dated this the 5th day of January, 2024.

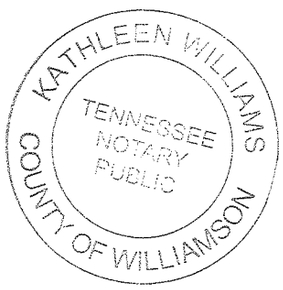
Michiel H. Paschall

Sherry Paschall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michiel H. Paschall and Sherry Paschall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5th day of January, 2024.



Notary Public
My Commission Expires: 5-10-27

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 1/5/24.

Affiant Signature – Joshua A. Terry

1/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/8/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27