Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240447399

Karen Johnson Davidson County
Batch # 1125428 DEEDWARR
04/22/2024 10:06:32 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50
20240422-0028539

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $865,000.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The RAM Living Trust 506 Garfield Street Nashville TN 37208	New Owner	Tax Parcel ID No. 081-08-4R-002.00 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, **Paul L. Wieck Trustee of The Paul L. Wieck Trust dated January 19, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raymond Roberts and Samantha Roberts, Trustees of The RAM Living Trust dated May 20, 2022**, ("Grantees"), their 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 Unit "B" on the plan of 1701 5th Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1701 5th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160318-0026129, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PAUL L. WEICK, TRUSTEE OF THE PAUL L. WIECK TRUST DATED JANUARY 19, 2015 , by deed from DANIEL COX, of record in Instrument No. 20220520-0058691, dated May 18, 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 2024 and subsequent years for Map-Par. 081-08-4R-002.00 CO.

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. 20160318-0026129, said Register's Office.

This is improved property located at 506 Garfield Street Nashville TN 37208

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 19th day of April, 2024.

The Paul L. Wieck Trust dated January 19, 2015

Trustee

By: Paul L. Wieck, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul L. Wieck, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Paul L. Wieck Trust dated January 19 2015, 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 19th day of April, 2024.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024