WARRANTY DEED

Karen Johnson Davidson County
Batch# 1171481 DEEDWARR
08/16/2024 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $11,932.50
20240816-0063165

File No. AD-24-7299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The RKAM Trust dated August 7, 2024	Same as new owner	
(NAME)	(NAME)	104-09-0-188.00
3715 West End Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Wehrly Holdings LLC, a California Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The RKAM Trust dated August 7, 2024**, HEREINAFTER CALLED TIIE GRANTEE, 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 Lot No. 5, of Block "B" on the Map of Bransford Realty Company's Golf and Country Club Subdivision of record in Plat Book 332, Page 152, said Register's Office.

Said Lot No.5 fronts 100 feet on the southerly side of West End Avenue and runs back between parallel lines with the easterly margin of Leonard Street, 190 feet to a dead line.

Being the same property conveyed to Wehrly Holdings, LLC, a California limited liability company by Warranty Deed from Gregory B. Lanford and spouse, Brigitte B. Lanford of record in Instrument No. 20170127-0009104 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 27, 2017.

This is property more commonly known as 3715 West End Avenue, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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, 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.

Witness my/our hand this 9th day of August, 2024.

Wehrly Holdings LLC, a California Limited Liability Company

By: David Wehrly 2012 Delaware Trust, dated October 24, 2012, Member .

By: _____
Lisa Marie Ishizaki-Wehrly, Trustee

By: Lisa Ishizaki-Wehrly 2012 Delaware Trust, dated October 24, 2012, Member

By: _____
David Randall Wehrly, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared Lisa Marie Ishizaki-Wehrly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee of David Wehrly 2012 Delaware Trust, dated October 24, 2012, Member of Wehrly Holdings LLC, the within named bargainor, a limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Trustee.

Witness my hand and seal, at office in _____, this _____ day of August, 2024.

_____
Notary Signature

See attached CA acknowledgment

Printed Name:_____

My commission expires:_____

STATE OF CALIFORNIA
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared David Wehrly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee of Lisa Ishizaki-Wehrly 2012 Delaware Trust, dated October 24, 2012, Member of Wehrly Holdings LLC, the within named bargainor, a limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Trustee.

Witness my hand and seal, at office in _____, this _____ day of August, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT — CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 8/9/2024 (Date) before me, Jennifer Allen, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Lisa Marie Ishizaki-Wehrly and David Randall Wehrly (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JENNIFER ALLEN
Notary Public - California
Los Angeles County
Commission # 2418777
My Comm. Expires Oct 26, 2026

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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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 August 14, 2024.

Signature
August 14, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 14, 2024

Notary's Signature
My Commission Expires: 4-13-25

