WARRANTY DEED

Karen Johnson Davidson County
Batch# 1188157 DEEDWARR
09/30/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,136.75
20240930-0075715

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File No. AP-24-7478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Kimberly F. Rengel and Kyle J. Rengel, Trustees of Kyle J. and Kimberly F. Rengel Family Trust dated June 2, 2020	**New Owner**	
(NAME) 925A Spain Avenue	(NAME) **4016 Outer Drive**	072-09-0I-001.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) **Nashville, TN 37204**	
(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, **Justin Allen Todd and Lauren Elizabeth Todd, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly F. Rengel and Kyle J. Rengel, Trustees of Kyle J. and Kimberly F. Rengel Family Trust dated June 2, 2020,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being Unit No. A of The Plan of 925 Spain Avenue Townhomes, as shown on Exhibit "B" of 925 Spain Avenue Townhomes, of recording Instrument No. 20140311-0020488, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin Allen Todd and Lauren Elizabeth Schar, both unmarried, as Tenants in Common with the Right of Survivorship by Warranty Deed from Lee Carpenter Williams and Meghan Authement N/K/A Meghan Authement Williams, husband and wife of record in Instrument No. 20210729-0102351 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 29, 2021.

This is property more commonly known as 925A Spain Avenue, Nashville, TN 37216.

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 30th day of September, 2024.

Justin Allen Todd

Lauren Elizabeth Todd

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 30th day of September, 2024, before me personally appeared Justin Allen Todd and Lauren Elizabeth Todd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2024.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Christen Rabe, 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 30, 2024**.

Date

Affiant Signature

9/30/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025