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. 241049080

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $740,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2024.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2026

Karen Johnson
Batch # 1208797
11/27/2024 09:41:35 AM
Fees: $13.00 Taxes: $2,738.00
Davidson County
DEEDWARR
2 pgs
20241127-0092808

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chad M. Koehn Trust 227 North Santa Fe, Suite B Salina, KS 67401	New Owner	Tax Parcel ID No. 104 02 3J 013.00

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, **Thomas J. Delaney and Marlisa L. Senchak, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad M. Koehn, Trustee of the Chad M. Koehn Living Trust, dated January 17, 2008** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 13 of WEST PARK VILLAGE, established pursuant to the provision of the Tennessee Horizontal Property Regime with Private Elements as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument No. 20130815-0086141, as amended in Instrument No. 20160411-0034654, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Thomas J. Delaney and Marlisa L. Senchak, husband and wife, by Warranty Deed from Ian Carow, married, of record in Instrument No. 20200619-0065676, in the Register's Office of Davidson County, Tennessee, dated June 16, 2020 and recorded on June 19, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END PARK, as recorded in Plat Book 332, Page(s) 139.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Page(s) 82.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130815-0086141, as amended in Instrument No. 20160411-0034654.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130320-0027610.

This is improved property located at 200 Burns Avenue #3 Nashville TN 37203

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 15th day of November, 2024.

Thomas J. Delaney
By: Jay Alexander, Attorney in Fact

Marlisa L. Senchak
By: Jay Alexander, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Thomas J. Delaney and Marlissa L. Senchak and that he is authorized by Thomas J. Delaney and Marlissa L. Senchak to execute this instrument on their behalf.

WITNESS my hand, at office, this 15th day of November, 2024.

Notary Public

My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027