WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213603 DEEDWARR
12/10/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20241210-0095616

File #24-PA-3511-A

(SEAL)
KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: 07-06-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mckenzie C. Trent	**New Owner**	
(NAME)	(NAME)	**104 01 0P 001.00**
3511 A Wrenwood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GABRIEL ERVIN AND JESSICA RALLO, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MCKENZIE C. TRENT, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 3511 WRENWOOD AVENUE TOWNHOMES, a Condominium, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131016-0108244, Register's Office of Davidson County, Tennessee, which is more specifically shown on Exhibit C of the above referenced Declaration together with an undivided percentage interest in the common areas/elements appurtenant to said unit and set forth in the Declaration, reference is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner and the By-Laws of the Association of the Owners.

Being the same property conveyed to Gabriel Ervin and Jessica Rallo, Husband and Wife, by Warranty Deed from Mary Melissa Jackson-Bouchard and Donald E. Bouchard, Wife and Husband, of record in Instrument No. 20211004-0132942, in the Register's Office of Davidson County, Tennessee, dated September 29, 2021, and recorded on October 04, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WRENWOOD, as recorded in Plat Book 1130, Page(s) 55.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131016-0108244.

*Easement recorded in Book 1133, Page 8 and Book 1136, Page 1.

*Charter for 3511 Wrenwood Avenue Townhomes Homeowners' Association, Inc. recorded in Instrument No. 20131016-0108243.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JESSICA RALLO** as Attorney-in-Fact for **GABRIEL ERVIN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __**202412100095615**__, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 3511 A Wrenwood ~~Avenue~~ Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9th day of December, 2024.

Gabriel Ervin by Jessica Rallo, Attorney-In-Fact

Jessica Rallo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA RALLO**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **GABRIEL ERVIN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **GABRIEL ERVIN**.

Witness my hand and official seal this **9th** day of **December, 2024**.

Notary Signature
My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2024, before me personally appeared Jessica Rallo, 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 9th day of December, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Pam Autry,** 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 this the 9 day of December, 2024.

Affiant Signature
Date 12-9-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028