Name and Address of New Owner:
Phillip M. Zuehlke and Alexandra Zuehlke
619 Stanvid Drive
Nashville, TN 37216

Send Tax Statements To:
Fairway Independent
Mortgage Corporation
4201 Marsh Lane
Carrollton, TX 75007

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24121644

Map and Parcel: 061 02 0 157.00

Karen Johnson Davidson County
Batch# 1229850 DEEDWARR
01/23/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20250123-0005436

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sylvia R. Wahl**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Phillip M. Zuehlke and Alexandra Zuehlke**, husband and wife, hereinafter called the GRANTEES, 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, and being all of Lot No. 323 on the Plan of Gra-Mar Acres, Section 11, Second Addition, as of record in Book 3500, page 43, Register's Office for said County.

Said Lot No. 323 fronts 132 feet on the northwesterly side of Stanvid Drive, and extends back 300.5 feet on the northeasterly line, and 341.6 feet on the southwesterly line to a dead line, measuring 190.8 feet thereon.

Being the same property conveyed to Howard O. Wahl and wife, Sylvia R. Wahl by Warranty Deed filed for record on July 10, 1972 in Book 4617, page 262, of the Register's Office of Davidson County, Tennessee. The said Howard O. Wahl, aka Howard Owen Wahl, died on July 13, 2022, leaving Sylvia R. Wahl the surviving tenant by the entirety.

This conveyance is subject to Covenants, Conditions and Restrictions of Gra-Mar Acres, Reserved Tract, Section I of record in Book 3865, page 535; all matters as set forth per plat of record in Book 3500, page 43; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4131, page 817; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments,. covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 619 Stanvid Drive, Nashville, TN 37216

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 hand this 22nd day of January, 2025.

Sylvia R. Wahl by Randall Nathan Wahl attorney in fact

Sylvia R. Wahl by Randall Nathan Wahl,
Attorney-in-Fact

State of Tennessee

County of Rutherford

Personally appeared before me, Randall Nathan Wahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said, Randall Nathan Wahl, to me known to be the person who executed the foregoing instrument on behalf of Sylvia Wahl, aka Sylvia R. Wahl, acknowledged that he executed the same as the free act and deed of said Sylvia Wahl, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Sylvia Wahl, and appearing of record in Instrument No. 20240710-0051836, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 22nd of January, 2025.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $580,000.00.

Affiant Signature

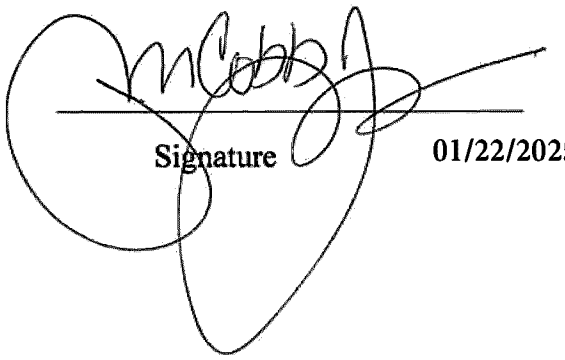
Subscribed and sworn to before me, this 22nd day of January, 2025.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-8-2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **January 22, 2025.**



Signature 01/22/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 22nd day of January, 2025.



Notary's Signature

My Commission Expires: 9-8-2025

