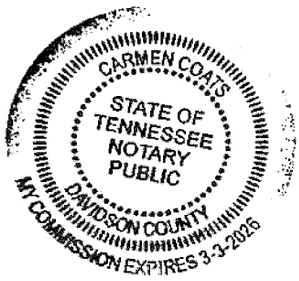
Karen Johnson Davidson County
Batch# 1240175 DEEDWARR
02/24/2025 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,104.30
20250224-0013342

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5194-MC



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $839,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2025.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Thomas Scalise and Rocio Kirchner 267B Riverside Drive Nashville, TN 37206	MIDWEST BANK CENTRE 2179 LEMAY FERRY ROAD ST LOUIS, MO 63125	083 11 0B 001.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Zachary Renk and Lissa Lynn Renk, f/k/a Lissa Lynn Roy, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Rocio Kirchner, a single person and Justin Thomas Scalise, a single person, as joint tenants with right of survivorship** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 267 RIVERSIDE DRIVE TOWNHOMES, a Horizontal Property Regime With Private Elements, established by and Site Plan of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151023-0107986, as amended in Instrument No. 20151124-0119110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary Renk and Lissa Lynn Roy, both unmarried, as tenants in common with the right of survivorship, by Warranty Deed from WB Capital LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170530-0053187, in the Register's Office of Davidson County, Tennessee, dated May 26, 2017 and recorded on May 30, 2017.

Lissa Lynn Renk and Lissa Lynn Roy is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **267B Riverside Drive, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

202502240013342

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 18th day of February, 2025.

GRANTOR:

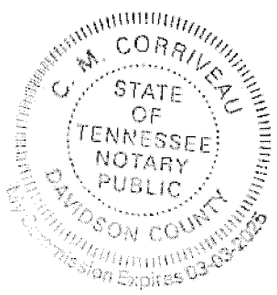
Zachary Renk

Lissa Lynn Renk, f/k/a Lissa Lynn Roy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Zachary Renk and Lissa Lynn Renk,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of February, 2025.



Notary Public
My Commission expires: 03/03/2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 19. 2025.

Affiant Signature

24th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028