THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450557**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $629,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2025. Notary Public My Commission Expires: 6/22/26

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Reilly Nicole Oechsel and Brian Patrick Oechsel 226 Orlando Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 14 0B 014.00

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, **Cynthia Barrow, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reilly Nicole Oechsel and Brian Patrick Oechsel, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Subdivision Plat, FIRST REVISION, PATINA, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT of record in Plat at Instrument No. 20040707-0080650, 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 Cynthia Barrow, a married woman, by Warranty Deed from Michael Archer and Karlene Archer (f/k/a Karlene Aiken), married, of record in Instrument No. 20190805-0077338, in the Register's Office of Davidson County, Tennessee, dated August 01, 2019 and recorded on August 05, 2019.

Said property was never primary martial residence of Grantor.

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 PATINA, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, as recorded in Instrument No. 20040226-0021916; FIRST REVISION in Instrument No. 20040707-0080650.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030930-0144301, as Rules and Regulations Governing the Use of Open Space and Patina Circle recorded in Instrument No. 20070510-0056185.

Karen Johnson Davidson County
Batch# 1267731 DEEDWARR
05/02/2025 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,327.30
20250502-0034221

Charter for Patina Subdivision Homeowner's Association, Inc., recorded as Instrument 20030820-0120431.

By Laws for Patina Subdivision Homeowner's Association, Inc., recorded as Instrument No. 20070108-0003070 and Instrument No. 20070308-0028897.

Common Open Space Deed recorded as Instrument No. 20110901-0067790.

This is improved property located at 226 Orlando Avenue Nashville TN 37209

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 21st day of April, 2025.

Cynthia Barrow By Ryan Dieck Attorney-in-fact

Cynthia Barrow
By: Ryan Dieck, 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, Ryan Dieck, 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 Cynthia Barrow and that he is authorized by Cynthia Barrow to execute this instrument on her behalf.

WITNESS my hand, at office, this 21st day of April, 2025.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/2/25 (date of document).

Affiant Signature

5/2/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON