Karen Johnson Davidson County
Batch# 1283620 DEEDWARR
06/09/2025 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20250609-0045341

WARRANTY DEED

(SEAL)

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

File #25-TC-1145-M

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)
Jesse Rentz and Anna Rentz	**Guaranteed Rate Inc.**	
(NAME)	(NAME)	
1145 Balbade Drive	**3940 North Ravenswood Avenue**	**144-07-0-011**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Chicago, IL 60613**	
(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,

ROBERT J. WELHOELTER, AN UNMARRIED MAN,

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

JESSE RENTZ AND ANNA RENTZ, HUSBAND AND WIFE,

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 all of Lot No. 14, SECTION THREE CHICKERING PARK, according to survey and plat of same appearing of record in Plat Book 2663, Pages 90 and 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert J. Welhoelter, an unmarried man, by Warranty Deed from Aisling Fenelon, an unmarried woman, of record in Instrument No. 20221004-0109467, in the Register's Office of Davidson County, Tennessee, dated September 28, 2022 and recorded on October 04, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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 SECTION THREE CHICKERING PARK, as recorded in Plat Book 2663, Page(s) 90.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2811, Page 88.
* Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* 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 **JOHN BISHOP** as Attorney-in-Fact for **ROBERT J. WELHOELTER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __**202506090045340**___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 1145 Balbade Drive, Nashville, TN 37215.

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 6th day of June, 2025.

Robert J. Welhoelter by John Bishop, attorney in Fact

Robert J. Welhoelter by John Bishop, his 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, **JOHN BISHOP**, 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 **ROBERT J. WELHOELTER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ROBERT J. WELHOELTER**.

Witness my hand and official seal this **6th** day of **June, 2025**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 6/9/2025 (date of document).

Affiant Signature

6/9/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

