Name and Address of New Owner:
Charles SFR LLC
2942 North 24th Street
Suite 115 PMB 767548
Phoenix, AZ 85016

Send Tax Bills To:
Charles SFR LLC
2942 North 24th Street
Suite 115 PMB 767548
Phoenix, AZ 85016

Karen Johnson Davidson County
Batch# 1304218 DEEDWARR
07/31/2025 02:31:30 PM 6 pgs
Fees: $33.00 Taxes: $3,600.32
20250731-0060835

This Instrument Prepared By:
Steve Berneman
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 148-12-0-202.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marc J. Wentzel and Donna Wentzel, Co-Trustees of The Wentzel Family Living Trust dated October 25, 2001**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles SFR LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
The following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 19-A, on the Plan of the Zone Lot Division of Lot No. 19, Hazelwood, Section 12, of record in Plat Book 6200, Page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed from Marc J. Wentzel and wife, Donna Wentzel to Marc J. Wentzel and Donna Wentzel, Co-Trustees, or their successors in trust, under the Wentzel Family Living Trust by Quitclaim Deed dated October 30, 2001 and recorded on October 31, 2001 as Instrument No. 20011031-0119056 in the Records of the Davidson County Register of Deeds.

Property 2:
The following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson Comity, Tennessee, being Lot No. 132 on the Plan of Brook-view-Estates, Section II, of record in Plat Book 4660, page 163, Register's Office for Davidson County, Tennessee

Said Lot No. 132 fronts 43.70 feet on the northeasterly margin of Sue Court and extends back 118.22 feet on the westerly lines and 203.76 feet on the southeasterly line to a broken line in the rear, measuring 207.57 feet thereon.

Being the same property conveyed from Marc J. Wentzel and wife, Donna Wentzel to Marc J. Wentzel and Donna Wentzel, Co-Trustees, or their successors in trust, under the Wentzel Family Living Trust by Quitclaim Deed dated October 30, 2001 and recorded on October 31, 2001 as Instrument No. 20011031-0119056 in the Records of the Davidson County Register of Deeds.

Property 3:
The following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Hickory Valley, Section I, of record in Plat Book 4175, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed from Marc J. Wentzel and wife, Donna Wentzel to Marc J. Wentzel and Donna Wentzel, Co-Trustees, or their successors in trust, under the Wentzel Family Living Trust by Quitclaim Deed dated October 30, 2001 and recorded on October 31, 2001 as Instrument No. 20011031-0119056 in the Records of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a _____ recorded , Page [under Instrument No. 20011031-0119056] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2025.

The Wentzel Family Living Trust dated October 25, 2001

By: Marc J Wentzel CO-TRUSTEE (SEAL)
Marc J. Wentzel, Co-Trustee

By: Donna J Wentzel CO-TRUSTEE (SEAL)
Donna Wentzel, Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Santa Cruz

On this ~~31st~~ 28th day of July, 2025, before me, Dan C Dye, Notary Public, personally appeared Marc J. Wentzel and Donna Wentzel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

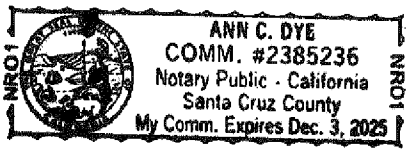
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Ann C Dye

(SEAL)



202507310060835

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $973,059.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 31st day of July, 2025.

Notary Signature
My commission expires: 1-22, 2029

TERRA PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

Property Address: 4617 Artelia Drive, Antioch, TN 37013

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on July 31, 2025.

Steve Berneman

Date: 31st day of July, 2025

State of Tennessee

County of Davidson

Sworn and subscribed before me on 31st day of July, 2025 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

