WARRANTY DEED

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

File No. EM-25-10644

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad M. Prsha and Lanie A. Hemmingsen	FCB Banks	
(NAME)	(NAME)	
5720 California Avenue	800 Beltline Road	091-02-4W-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Collinsville, IL 62234	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1323517 DEEDWARR
09/17/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250917-0074396

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kelsey Birkel and Andrew Birkel, Trustees of Andrew and Kelsey Birkel Living Trust dated August 26, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad M. Prsha and Lanie A. Hemmingsen, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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, being Unit No. 1, on the plan of Edison Park Nashville, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217; amended in Instrument 20190524-0049673 and Instrument No. 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Andrew Birkel, a single man by Special Warranty Deed from Toll Southeast LP Company, Inc. a Delaware Corporation of record in Instrument No. 20220307-0025648 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on March 07, 2022.

Being the same property conveyed to Andrew Birkel and Kelsey Birkel, as Trustees of the Andrew and Kelsey Birkel Living Trust dated August 26, 2024 by Quitclaim Deed from Andrew Birkel of record in Instrument No. 20240829-0066358 Register's Office for Davidson County, Tennessee, dated August 26, 2024 and recorded on August 29, 2024.

This is property more commonly known as 5720 California Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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/our hand this 16th day of September, 2025.

Andrew and Kelsey Birkel Living Trust dated August 26, 2024

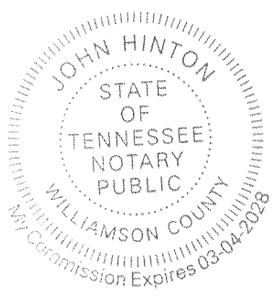
By:_____
Kelsey Birkel, Trustee

By:_____
Andrew Birkel, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of September, 2025, before me personally appeared Kelsey Birkel and Andrew Birkel, Trustees of Andrew and Kelsey Birkel Living Trust dated August 26, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2025.



_____
Notary Signature
My commission expires:

True Copy Certification

I, **Tammy Carney,** 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 this the 16 day of September, 2025.

Affiant Signature

Date 9.16.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027