Karen Johnson Davidson County
Batch# 1323953 DEEDWARR
09/18/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,856.40
20250918-0074539

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851801**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $772,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2025. Notary Public My Commission Expires: 3/28/28

KAYLA TABOR — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Raymond Intreglia and Oren Shlifer 518 Wagon Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 03 0 015.00

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, **Vanessa Allwardt and Christopher B. Allwardt, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raymond Intreglia and Oren Shlifer, married to each other, as joint tenants by the entireties,** ("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 353 of the WALNUT HILL MANOR, SECTION 1, as shown by a map of record in Plat Book 4460, Page 108 in the Davidson County, Tennessee Register of Deeds Office.

An easement for driveway usage set forth in instrument of record in Book 11263, Page 454 and Book 7210, Page 875, in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Christopher B. Allwardt and Vanessa Allwardt, husband and wife, by Warranty Deed from Steven Willis and wife, Wendy Willis, husband and wife, of record in Instrument No. 20180806-0077229, in the Register's Office of Davidson County, Tennessee, dated August 02, 2018, and recorded on August 06, 2018.

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 WALNUT HILL MANOR, SECTION 1, as recorded in Plat Book 4460, Page(s) 108.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4643, Page 946 as amended in Book 5057, Page 885; Book 5526, Page 322 and modified in Book 5440, Page 138.

Easement for Driveway, recorded in Book 7210, Page 875 and Book 11263, Page 454.

Storm Water Maintenance Agreement as set forth in instrument recorded in Instrument No. 20031015-0153091.

This is improved property located at 518 Wagon Court Nashville TN 37221

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 16th day of September, 2025.

Vanessa Allwardt

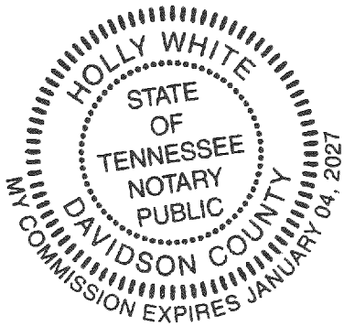
Christopher B. Allwardt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vanessa Allwardt and Christopher B. Allwardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, J. Trent Lehman, 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 9/16/25.

Date

Affiant Signature

9/16/25

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

