Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite [illegible]
[illegible], TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,237,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2025.

Notary Public

COMMISSION EXPIRES: _____

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch # 1324201 DEEDWARR
09/19/2025 08:58 AM 2 pgs
Fees: $13.00 Taxes: $4,578.75

20250919-0074904

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse O. Wrenn Audrey R. Wrenn	New Owner	104-14-0G-081-00
(NAME)	(NAME)	
53 Wyn Oak		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **we, Christopher A. Wells and Elizabeth A. B. Wells, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse O. Wrenn and Audrey R. Wrenn, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Revised Final Plat of Whitworth, Phase 01 of record in Plat Book 7900, Page 140 through 145, all inclusive, and as amended to change set back line in Book 9274, Page 348 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 CHRISTOPHER A. WELLS AND ELIZABETH A. B. WELLS, HUSBAND AND WIFE, by Warranty Deed from CONSTANCE A, SMITH, MARRIED of record in Instrument No. 20190916-0093547, dated August 01, 2019, September 16, 2019, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Elizabeth A. B. Wells executed this instrument as Attorney in Fact on behalf of Christopher A. Wells, pursuant to the Power of Attorney recorded in Instrument No. 20250911-0072719 Register's Office for Davidson County, Tennessee.

This is Improved property, known as 53 Wyn Oak (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37205 (Postal Zip)

File No.: 8424-25
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 18th day of September, 2025.

Elizabeth A. B. Wells

Christopher Awells by EBW
Christopher A. Wells his attorney in fact
by Elizabeth Wells, his Attorney-In-Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Elizabeth A. B. Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18th day of September, 2025.

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth A. B. Wells and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named Christopher A. Wells, being authorized to act on behalf of said person, she executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of September, 2025.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027