Karen Johnson Davidson County
Batch# 1328247 DEEDWARR
09/30/2025 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20250930-0077544

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-4486

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Michelle A. Feneck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of September, 2025

Notary Public

Commission Expires: 9-21-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michelle A. Feneck and Paul Anthony Feneck 3503 Wrenwood Avenue Nashville, TN 37205	JPMorgan Chase Bank 700 Kansas Lane Monroe, LA71203	104-01-0L-001.00-CO

WARRANTY DEED

FOR AND IN 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,

Colin Lancaster and Megan Lancaster, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle A. Feneck, a single woman and Paul Anthony Feneck, a married man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit A, Wrenwood Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Wrenwood Townhomes of record in Instrument No. 20121228-0120305, of record in the Register's Office for. Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Reference is hereby made to the plan of Wrenwood Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Wrenwood Townhomes of record in Instrument No. 20121228-0120305, of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Colin Lancaster and Megan Lancaster, husband and wife, by Warranty Deed from Anna F. Young and Michael B. Young, wife and husband, of record in Instrument No. 20170523-0051307 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 23, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3503 Wrenwood Avenue, Nashville, TN 37205

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 so 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.

Dated this the 26th day of September, 2025.

Colin Lancaster 09/26/2025
Colin Lancaster

Megan Lancaster
Megan Lancaster

STATE OF Texas
COUNTY OF Montgomery

On this 26th day of September, 2025, before me virtually appeared Colin Lancaster,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 26th day of September, 2025.

Lori Anita Moore Bartley 09/26/2025
Notary Signature Lori Anita Moore Bartley
My commission expires: 08/25/2029

NOTARY PUBLIC STATE OF TEXAS
Lori Anita Moore Bartley
ID NUMBER
133293469
COMMISSION EXPIRES
August 25, 2029

Electronically signed and notarized online using the Proof platform.

STATE OF Florida
COUNTY OF Miami-Dade

On this 26th day of September, 2025, before me virtually appeared Megan Lancaster, 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 26th day of September, 2025.

Notary Signature
My commission expires: 11/12/2028

NOTARY PUBLIC STATE OF FLORIDA
JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9-26-2025 (date of document).

Emma Howard
Affiant Signature

9-26-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL