THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9166-WE

Karen Johnson
Batch # 1357498
12/12/2025 02 07 12 PM
Fees $13 00 Taxes $1,591 00

Davidson County
DEEDWARR
2 pgs

20251212-0099253

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2025. Tracey Perry

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Y Marsh	Guy Y. Marsh	
4200 West End Ave., Unit 307	4200 West End Ave., Unit 307	103-04-0H-002.00-CO
Nashville, TN 37205	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, **Justin W Niebank and Katherine B Niebank, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guy Y Marsh**

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:

Land in Davidson County, Tennessee, being Unit 2 on the plan of 4611 Wyoming Avenue Condominiums as recorded as a Master Deed Establishing a Horizontal Property Regime for 4611 Wyoming Condominiums, of record as Instrument Number 20070417-0045872, Register' s Office for Davidson County, Tennessee, and reference is made to the "Exhibit A" attached thereto.

Being the same property conveyed to Justin W Niebank and wife, Kathrine B. Niebank by Warranty Deed from Deaubrey Pack Davis, a widow of record in Book 9624, Page 425, Register's Office for Davidson County, Tennessee, dated March 15, 1995 and recorded on March 22, 1995.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4613 Wyoming Avenue, Nashville, TN 37209**

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 hand this the 11th day of December, 2025.

Justin W. Niebank by Katherine B. Niebank attorney in fact
Justin W Niebank
By: Katherine B. Niebank, Attorney in Fact

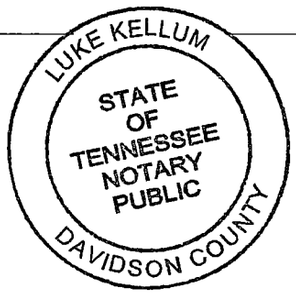
Katherine B. Niebank
Katherine B Niebank

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine B Niebank** 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 on behalf of **Justin W Niebank**, as his Attorney-in-Fact, as the free act and deed of the within named **Justin W Niebank**

Witness my hand and official seal this the 11th day of December, 2025.

My Commission expires 10-4-27



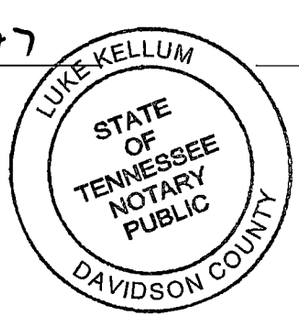
Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine B Niebank,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of December, 2025.

My Commission expires 10-4-27



Notary Public