Karen Johnson Davidson County
Batch# 1379455 DEEDWARR
02/12/2026 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20260212-0011187

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 181 Beasley Drive, Dickson, TN 37055,
File number: 2026-01-14736B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Chris Thomas Wohler and Maria de Jesus Wohler	Chris Thomas Wohler and Maria de Jesus Wohler	148 13 0 052.00
(NAME)	(NAME)	
4911 Packard Drive	4911 Packard Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CASEY MICHELLE GUTIERREZ, FORMERLY KNOWN AS CASEY FRONT, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS WOHLER, AKA CHRIS THOMAS WOHLER AND MARIA DE JESUS WOHLER, HUSBAND AND WIFE,** 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:

All that certain tract or parcel or land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee. being Lot No. 161 on the Plan of Section Three, Locustwood of record in Plat Book 2663. Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made fore more complete description of the property.

Said Lot No. 161 fronts 85.0 feet on the Northerly margin of Packard Drive and extends back 173.7 feet on the Westerly line and 222.8 feet on the Easterly line to a dead line in the rear, measuring 98.0 feet thereon.

BEING the same property conveyed to Casey Frost, an unmarried woman from Revision Homes LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 08, 2019 and of record on December 10, 2019, in Instrument No. 20191210-0127364, in the Register's Office for Davidson County, Tennessee.

The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is tobe given written notice of any sale, transfer, assignment of title or deed such as to the Secretaryof HUD, foreclosure, or refinancing of the unit by the household occurring during the RUP 5-year Retention Period.

In the case of a sale, transfer, assignment of title or deed, or refinancing of the unit by thehousehold during the Retention Period, the Bank shall be repaid the lesser of: (A) the RUPsubsidy, reduced on a pro rata basis per month until the unit is sold, transferred, or its title ordeed transferred, or is refinanced, during the RUP 5-year retention period; or (B) any netproceeds from the sale, transfer, or assignment of title or deed of the unit, or the refinancing, asapplicable, minus the RUP-assisted household's investment; unless one of the followingexceptions applies:

1.The subsequent purchaser, transferee, or assignee is a very low- or low- or moderate-incomehousehold as defined in the applicable Federal Housing Finance Agency regulations (inwhich case the retention period ends with the conveyance to such purchaser);

2.The amount of the RUP subsidy that would be required to be repaid is $2,500 or less; or

3.Following a refinancing, the unit continues to be subject to a deed restriction or other legallyenforceable retention agreement or mechanism, incorporating the requirements of clauses contained herein.

The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any event offoreclosure or, conveyance by deed in lieu of foreclosure, an assignment of a Federal HousingAdministration first mortgage to the Secretary of HUD, or death of the RUP-assistedhomeowner
Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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.

Abimael Gutierrez, spouse of Casey Michelle Gutierrez, joins in this conveyance to convey any and all marital interest in the property described herein.

Witness our hands this 10 day of February, 2026

Abimael Gutierrez

Casey Michelle Gutierrez

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Abimael Gutierrez and Casey Michelle Gutierrez** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of February, 2026.

Commission Expires: _____

TASHA HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES APRIL 22, 2026

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/10/26 (date of document).

Affiant Signature

2/11/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

