Karen Johnson Davidson County
Batch# 1393373 DEEDWARR
03/16/2026 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,023.90
20260316-0020852

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No. KS-26-1361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey T. Christian and Elizabeth A. Christian	New Owners	
(NAME) 806 Vibe Place	(NAME)	072-06-3H-004.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, I/we, **Steven Wilging and Erin Wilging, husband and wife, and Kaleb Packer and Donnamarie Packer, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rhythm & Rest, LLC, an Illinois Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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 all of Unit 4 of Vibe, a Planned Unit Development, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, revised in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Donnamarie Packer, Married, and Steven Wilging, Married by Warranty Deed from Mark Thomas Musser, An Unmarried Man of record in Instrument No. 20220318-0031479 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 18, 2022.

Being the same property conveyed to Steven Wilging, a 50 percent interest, Kaleb Packer, a 25 percent interest, and Donnamarie Packer, a 25 percent interest by Quitclaim Deed from Steven Wilging and Donnamarie Packer of record in Instrument No. 20220517-0056732 Register's Office for Davidson County, Tennessee, dated May 06, 2022 and recorded on May 17, 2022.

This is property more commonly known as 806 Vibe Place, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of March, 2026.

Kaleb Packer
Kaleb Packer

Donnamarie Packer
Donnamarie Packer

STATE OF Ohio
COUNTY OF Richland

On this 11th day of March, 2026, before me personally appeared Kaleb Packer and Donnamarie Packer, 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 11th day of March, 2026.

Sherri R Marshall
Notary Signature
My commission expires: 08/18/2030

NOTARIAL SEAL
STATE OF OHIO

SHERRI R MARSHALL
Notary Public, State of Ohio
My Commission Expires:
08/18/2030

Witness my/our hand this 12th day of March, 2026.

Steven Wilging by Erin Wilging as Attorney in Fact
Steven Wilging by Erin Wilging, Attorney-In-Fact

Erin Wilging

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Erin Wilging, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Steven Wilging and that he/she is authorized by power of attorney to execute this instrument on his/her behalf.

Witness my hand, at office, this 12th day of March, 2026.

Notary Signature
My commission expires: May 8, 2028



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 3/12/26 (date of document).

Affiant Signature

3/16/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

