This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1426553 DEEDWARR
05/29/2026 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260529-0048619

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RYAN ALMOND WRENN, Trustee CASEY HAUGNER WRENN, Trustee WRENN REVOCABLE LIVING TRUST dated July 22, 2025 1606 Lischey Avenue Nashville, TN 37207	SAME	07112000800

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

Sworn to and subscribed before me this February 11, 2026.

Notary Public

My Commission Expires: 1/15/2030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, RYAN A. WRENN, who is one and the same as RYAN ALMOND WRENN, and CASEY H. WRENN, who is one and the same as CASEY HAUGNER WRENN, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to RYAN ALMOND WRENN and CASEY HAUGNER WRENN, Trustees of the WRENN REVOCABLE LIVING TRUST, dated July 22, 2025, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 February 11, 2026.

By: _____
RYAN A. WRENN

_____
CASEY H. WRENN

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 RYAN A. WRENN and CASEY H. WRENN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 11, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being the north 120 feet of Lot No. 1 of the S. A. Buchanan Resubdivision of Lots in Trinity Heights Addition, as of record in Book 547, page 166, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of Marshall Street and Lischey Avenue; thence South 8 deg. West 120 feet to a point in the west margin of Lischey Avenue; thence West 165 feet more or less to the east margin of an alley; thence North 8 deg. East 120 feet to a point in the south margin of Marshall Street; thence with the margin of the same, eastwardly 165 feet to the point of beginning.

Included in this conveyance is the right to use, for the purpose of ingress and egress, a part of the driveway which borders the south margin of the property described above. The use is limited to the east 50 feet of the driveway beginning at the west margin of Lischey Avenue and extending west approximately 50 feet to a large sugar maple tree, as described in Book 4411, page 764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CASEY H. WRENN and RYAN A. WRENN, wife and husband, by Warranty Deed of record from CANDACE AVERY, unmarried, in Instrument No. 20190611-0055837, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1606 Lischey Avenue, Nashville, TN 37207.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 2/11/2026 (date of document).

James M. Adcox III
Signature

2/11/2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Sara Denman
Notary Public
My Commission expires: 1/15/30

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS