Karen Johnson
Batch # 1427628
06/03/2026 12:39:40 PM
Fees: $13.00 Taxes: $1,794.13
Davidson County
DEEDWARR
2 pgs
20260603-0050129

Name and Address of New Owner:
Michael Ohrman and Sierra Ohrman
174 Wheeler Avenue
Nashville, TN 37211

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4637

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-174

Map & Parcel No: 133-07-0-200.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Drake Gunning and Mary Karwoski, a/k/a Mary Gunning, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Michael Ohrman and spouse, Sierra Ohrman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Farley Heights, Second Addition of record in Plat Book 2330, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Drake Gunning and Mary Karwoski, husband and wife, by Warranty Deed from Prime Investment Properties, LLC, of record in Instrument No. 20211008-0135323 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October, 8, 2021.

Being the same property conveyed to 174 Wheeler, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Drake Gunning and Mary Karwoski, husband and wife, of record in Instrument No. 20220705-0076967 Register's Office for Davidson County, Tennessee, dated June 21, 2022 and recorded on July 5, 2022.

Being the same property conveyed to Drake Gunning and Mary Karwoski, husband and wife, by Quitclaim Deed from 174 Wheeler, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230523-0038611 Register's Office for Davidson County, Tennessee, dated May 18, 2023 and recorded on May 23, 2023.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **174 Wheeler Avenue, Nashville, Tennessee 37211**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 28th day of May, 2026.

_____(SEAL)
Drake Gunning

_____(SEAL)
Mary Karwoski

STATE OF INDIANA
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Drake Gunning and Mary Karwoski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2026.

CHRISTINA MORRIS
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0678100
My Commission Expires Mar 8, 2032

_____
Notary Public
My commission expires: 3/8/2032

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $484,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 29th day of May, 2026.

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

_____
Notary Public
My commission expires: 1-22-29