Karen Johnson Davidson County
Batch# 1440607 DEEDWARR
06/30/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260630-0059103

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-9246-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2026.

Notary Public
My Commission Expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Barnett Wichern and Michael Wichern 8216 Persia Way Nashville, TN 37211	Michelle B. Wichern and Michael Wichern 2715 Dracut Lane Nashville, TN 37211	172 12 0D 485.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Carrie A. Wiuff, FKA Carrie A. Walker, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Michelle Barnett Wichern and Michael Wichern, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 531 on the Plan of Final Subdivision Plat, TOWN CENTER HOMES AT LENOX VILLAGE, SECTION III, URBAN DESIGN OVERLAY of record in Plat at Instrument No. 20060118-0006550, 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 Carrie A. Walker, an unmarried woman, by Warranty Deed from Britany Mallory, unmarried, of record in Instrument No. 20191210-0127339, in the Register's Office of Davidson County, Tennessee, dated December 6, 2019 and recorded on December 10, 2019. Ryan Wiuff joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **8216 Persia Way, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2026.

GRANTOR:

Carrie A. Wiuff, FKA Carrie A. Walker

Ryan Wiuff

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carrie A. Wiuff and Ryan Wiuff, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of June, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Leena Malik, 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 6/29/26 (date of document).

Leena Malik
Affiant Signature

6/30/26
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 30 day of June, 2026

Nicole Dowling
Notary Signature

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

My commission expires: 11.26.2028