Karen Johnson Davidson County
Batch# 1455930 DEEDWARR
08/05/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $14,985.00
20260805-0072154

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR MILLION FIFTY THOUSAND AND 00/100 (4,050,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JULY, 2026. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Alexander Anthony Steele and Nichole Igene Wischoff, Trustees of Glen West Family Trust dated June 6, 2026 (NAME)	**NEW OWNER** (NAME)	**118 10 0 040.00**
900 Marengo Lane Nashville, TN 37204 (ADDRESS)	**Property Address** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of July, 2026, the undersigned, **SEAN MURNANE, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ALEXANDER ANTHONY STEELE AND NICHOLE IGENE WISCHOFF, TRUSTEES OF GLEN WEST FAMILY TRUST DATED JUNE 6, 2026 ,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **900 MARENGO LANE, NASHVILLE, TN 37204** and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 25, MAP OF SUTTON HILL SECTION OF MARENGO PARK, according to survey and plat of same appearing of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee.

Beginning on the Westerly margin of McNairy Lane, at the corner of Lots Nos 25 and 59; thence Westwardly with the line between Lot No 25 and Lots Nos. 58 and 59, 150 feet to the common corner of Lots Nos 25, 26, 57 and 58, thence Southwardly with the line between Lots 25 and 26, 200 feet to the Northerly margin of Marengo Lane, thence with the Northerly margin of Marengo Lane Eastwardly 38.4 feet to the beginning of a curve, thence with said curve, Northeastwardly 56.5 feet to the Westerly margin of McNairy Lane, thence with said Lane, Northwardly 192.5 feet to the beginning.

Being the same property conveyed to Sean Murnane, An Unmarried Man, by Warranty Deed from Breckenridge Investments TN, LLC, a Tennessee limited liability company, of record in Instrument No. 20231024-0083165, in the Register's Office of Davidson County, Tennessee, dated October 19, 2023 and recorded on October 24, 2023. Also see Scrivener's Affidavit of recorded in Instrument No. 20231114-0088787, Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of July, 2026.

GRANTOR: SEAN MURNANE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SEAN MURNANE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of July, 2026.

Notary Public

9-3-29
My Commission Expires

GROVER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Marly Pickerign, 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 7/30/26.

Date

Affiant Signature

7/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 20 26.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)