Karen Johnson Davidson County
Batch# 1485347 DEEDWARR
10/16/2026 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20261016-0095214

Warranty Deed

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00. Affiant Subscribed and sworn to before me, this the 14th day of October, 2026. Notary Public My commission expires: 3/28/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mari Friend Robert Friend	New Owner(s)	118-14-0-081.00
3601 Rainbow Place		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GENELL ANDERSON BARTEL, TRUSTEE OF GENELL ANDERSON BARTEL FAMILY TRUST DATED MARCH 8, 2013**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARI FRIEND, AND ROBERT FRIEND WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot(s) 88, as shown on the map entitled Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with a 35 foot strip of land extending along the northerly border of Lot No. 88 on the map of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, which strip of land is a portion of the 50 foot right of way designated on said map as Winston Place and later abandoned by the City of Oak Hill by Ordinance No. 68 of record in Book 3813, page 188, said Register's Office.

Being the same property conveyed to Genell Anderson Bartel by Warranty Deed from Stephen Church, Trustee of The 8GCO Revocable Living Trust dated July 21, 2014 of record in Instrument No. 20240318-0018372 Register's Office for Davidson County, Tennessee, dated July 21, 2024 and recorded on March 18, 2024.

Being the same property conveyed to Genell Anderson Bartel, Trustee of the Genell Anderson Bartel Family Trust dated March 8, 2013, as amended to date, a trust by Quitclaim Deed from Genell Anderson Bartel of record in Instrument No. 20251110-0089356 Register's Office for Davidson County, Tennessee, dated August 27, 2025 and recorded on November 10, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3601 Rainbow Place, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of October, 2026.

Genell Anderson Bartel Family Trust dated March 8, 2013

By: Genell Anderson Bartel, Trustee
Genell Anderson Bartel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Genell Anderson Bartel, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Genell Anderson Bartel Family Trust dated March 8, 2013, a Family Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of October, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, J. Trent Lehman, 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 10/14/26.

Date

Affiant Signature

10/15/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of October, 2026.

Notary's Signature

My Commission Expires: 3/29/29
Date

Notary's Seal (if on paper)

