This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5378

Karen Johnson Davidson County
Batch# 309813 DEEDWARR
11/01/2019 03:56:54 PM 2 pgs
Fees: $13.00 Taxes: $747.40
20191101-0112909

STATE OF TENNESSEE
COUNTY OF TN

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $202,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2019

Dawn Martin
Notary Public
My Commission Expires: 10/2/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristen Wuichet 3106 Lakeland Drive Nashville, TN 37214	new owner	096-15-0-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Thomas Wylie**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kristen Wuichet, an umarried woman**, 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 all Lot No. 807, Cloverhill, Section No. X, according to survey and plat of same appearing of record in Book 2331, page 57, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas Wylie, a married man by Warranty Deed from Marcus Lee Hooper, joined by his wife, Misti Hooper, dated May 5, 2017, recorded May 8, 2017, of record in Instrument No. 20170508-0045437, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **3106 Lakeland Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BC-19-3106

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 October, 2019.

GRANTOR:

Thomas Wylie

STATE OF KENTUCKY
COUNTY OF Fayette

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Wylie, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of October, 2019.

Karen M. Boens
Notary Public
My Commission expires: 11-20-19

Karen M. Boens
Notary Public, ID No 546027
State at Large; Kentucky
My Commission Expires on 11-20-19