Karen Johnson Davidson County
Batch# 432274 DEEDWARR
07/08/2020 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,200.65
20200708-0073520

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $324,500.00. Affiant Subscribed and sworn to before me, this 6 day of July, 2020. Notary Public My commission expires: 8.20.2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Renee D. Dunlap, Trustee of the Peggy Lanning Dean Living Trust	**New Owner**	**096-02-0A-003.00-CO**
107 Kennett Road	**Same**	
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Wheelis Nova, LLC, a single member, Tennessee limited liability company,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Renee D. Dunlap, Trustee of the Peggy Lanning Dean Living Trust, dated December 14, 2005

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 3, of The Bluffs of Cedarstone, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit " B" to the Master Deed of record in Instrument No. 20070625-0075380, as amended at Instrument No. 20070720-0086753, Instrument No. 20120905-0080134, and Instrument No. 20160208-0011939, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Wheelis Nova, LLC, a Tennessee Limited Liability Company by Warranty deed from Michael J. Stevens and Jeanne E. Stevens of record as Instrument No. 20181231-0125905 Register's Office for Davidson County, Tennessee.

This is improved property known as 804 Cedarstone Way, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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 the Grantor has hereunto executed this instrument on this the 6th day of July, 2020.

Wheelis Nova, LLC, a single member, Tennessee limited liability company

By: _____
Jeanne Stevens, President & Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeanne Stevens, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President and Sole Member of Wheelis Nova, LLC, the within named bargainor, a single member, Tennessee limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as President and Sole Member.

Witness my hand and official seal this 6th day of July, 2020.

_____
Notary Public
My Commission Expires: 8.20.2023

SolomonParks File No. 20-000138-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)