Karen Johnson Davidson County
Batch# 447810 DEEDWARR
07/31/2020 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200731-0084774

WARRANTY DEED

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

File No. OA0007217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2020.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Lind Paxton and Matthew Colby Paxton	New order	
(NAME)	(NAME)	
2531 Ashwood Avenue		104-15-0-063.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kimbra Wiseman and Brent Wiseman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Lind Paxton and Matthew Colby Paxton, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 westerly half of Lot No. 48 on the Plan of Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said half of Lot No. 48 fronts 50 feet on the southerly side of "2" Street, now West Ashwood Avenue, and runs back between parallel lines 160.5 feet to the north line of Lot No. 37.

Being the same property conveyed to Chester D. Wiseman and wife, Bertha R. Wiseman by Warranty deed from J. Leroy Davis and wife, Bessie T. Davis of record in Book 790, page 698, Register's Office for Davidson County, Tennessee, dated January 16, 1931 and recorded on January 20, 1931.

Being the same property conveyed to Alan Franklin Wiseman, an unmarried person by Quitclaim deed from Brent Dallas Wiseman and Alan Franklin Wiseman, both individually and also as Co-Executors of the Estate of Chester Dallas Wiseman Jr., deceased of record in Book 9538, page 537, Register's Office for Davidson County, Tennessee, dated November 18, 1994 and recorded on December 5, 1994.

Being the same property conveyed to Brent Dallas Wiseman by Executor's Quitclaim deed from Brent Dallas Wiseman, Executor of the Estate of Alan Franklin Wiseman, deceased of record in Instrument No. 20090624-0058842 Register's Office for Davidson County, Tennessee, dated June 14, 2009 and recorded on June 24, 2009.

Being the same property conveyed to Brent Dallas Wiseman and wife, Kimbra R. Wiseman, as tenants by the entireties by Warranty deed from Brent Dallas Wiseman of record in Instrument No. 20090702-0062052 Register's Office for Davidson County, Tennessee, dated June 14, 2009 and recorded on July 02,

Being also known as 2531 Ashwood Avenue Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2531 Ashwood Avenue, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 30th day of July, 2020.

Kimbra Wiseman

Kimbra Wiseman

Brent D. Wiseman

Brent Wiseman

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 Kimbra Wiseman and Brent Wiseman, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of July, 2020.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

