THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F)

ADDRESS OF NEW OWNERS:

CURTIS T. WHEELER
MITZIE J. WHEELER
1965 S. Walker Road
Pleasant View, Tennessee 37146

SEND TAX BILLS TO:

Curtis Wheeler
3868 Dickerson Pike Ste 200
Nashville, TN 37207

MAP/PARCEL NOS:

041120-016.01

Karen Johnson Davidson County
Batch# 501520 **DEEDWARR**
10/26/2020 11:16:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201026-0123734

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CURTIS T. WHEELER** and **MITZIE J. WHEELER** hereinafter referred to as Grantors have bargained and sold, and by these presents do transfer and convey unto **CURTIS T. WHEELER or MITZIE J. WHEELER, trustees of the WHEELER REVOCABLE LIVING TRUST DATED August 18, 2020** (A REVOCABLE LIVING TRUST), hereinafter referred to as Grantees, their successors and assigns, all their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

This is improved property known as: 3868 Dickerson Pike, Suite 200, Nashville, TN 37207.

For back title, see Book 20190117, Page 0004972, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

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, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she 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 noted above.

And, Grantors further covenant and bind Grantors, Grantors' heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 16th day of Oct., 2020.

CURTIS T. WHEELER

MITZIE J. WHEELER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **CURTIS T. WHEELER and MITZIE J. WHEELER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Cty, Tennessee, this 16th day of Oct. 2020, .

Notary Public

REBEL L. HAGAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

My Commission Expires: .

Exhibit A

Beginning at an iron pin in the westerly margin of Dickerson Road, being the Southeast corner of the tract of land now or formerly belonging to Charles W. Evilcizer, by deed of record in Book 4129, page 313, Register's Office of Davidson County, Tennessee, and being the Northeast corner of the within described property; thence along the westerly margin of Dickerson Road South 11°45'15" West 100.78 feet to a railroad spike, being the Northeast corner of the property now or formerly owned by N. & S. Enterprises by deed of record in Book 4566, page 537, Register's Office for Davidson County, Tennessee, and being the Southeast corner of the within described property; thence leaving said westerly margin of Dickerson Road North 86°16' 50" West 247.30 feet to an iron pin in the East margin of a 25-foot alley; thence continuing along the East margin of said 25-foot alley North 02° 26' 35" East 105.49 feet to an iron pin; thence leaving the East margin of said alley South 85° 02' 50" East 263.80 feet to the point of beginning.