Karen Johnson Davidson County
Batch# 505412 DEEDWARR
10/30/2020 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20201030-0127099

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Midtown Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
1-9320 mc

ADDRESS NEW OWNER:
Graham Wolfe & Erin Caitlin Wolfe
3469 Harborwood Circle
Nashville, TN 37214

SEND TAX BILL TO:
Pinnacle Bank
150 3rd Ave. South. Ste 1000
Nashville TN 37201

MAP/PARCEL 108-12-0B-077.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William M. May and Charlotte A. May, Trustees of The May Family Revocable Living Trust dated October 27, 2008, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Graham Wolfe and Erin Caitlin Wolfe, husband and wife, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Phase I-A, Section Two, Harborview of record in Plat Book 6900, Page (s) 756 through 758, inclusive, as amended in Book 9096, Page 764 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William M. May and Charlotte A. May, Trustees of The May Family Revocable Living Trust Dated October 27, 2008 by Warranty deed from Kevin Gerald Genovese, an unmarried man of record in Instrument No. 20180710-0066635 Register's Office for Davidson County, Tennessee, dated June 06, 2018 and recorded on July 10, 2018.

This is improved property known as: **3469 Harborwood Circle, Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 28th day of October, 2020.

WITNESS MY HAND on this the 28th day of October, 2020

The May Family Revocable Living Trust Dated October 27, 2008

BY: William M May Trustee
William M. May, Trustee

BY: Charlotte A May Trustee
Charlotte A. May, Trustee

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William M. May and Charlotte A. May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of the The May Family Revocable Living Trust dated October 27, 2008, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of October, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $348,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of October, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 200991

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

