WARRANTY DEED

Karen Johnson Davidson County
Batch# 663687 DEEDWARR
06/24/2021 10:01:40 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20210624-0085537

W-SB-OP-21-4107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Ivor Wolfe and Joohee Kim	**Everett Financial, Inc., dba Supreme Lending**	
(NAME) **4107 Utah Ave**	(NAME) **14801 Quorum Drive, Suite 300**	**103-04-0-350.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Dallas, TX 75254**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON T. JACOBS AND SPOUSE, LINDA CONNELLY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD IVOR WOLFE, A MARRIED MAN, AND JOOHEE KIM, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Easter one-half Lot No. 84 on the Plan of West End Annex of record in Plat Book 332, Page 61, 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 part of Lot No. 84 fronts 50 feet on the Southerly side of Utah Avenue, formerly 7th street and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Aaron T. Jacobs and spouse, Linda Connelly by Warranty Deed from Benjamin R. Scott, unmarried and James M. Gilmore, unmarried of record in Instrument No. 20060714-0084866 Register's Office for Davidson County, Tennessee, dated July 12, 2006 and recorded on July 14, 2006.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4107 Utah Ave, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF JUNE, 2021.

Aaron T. Jacobs by John Gleaves Attorney in Fact

Aaron T. Jacobs by John Gleaves
Attorney in Fact

Linda Connelly by John Gleaves Attorney in Fact

Linda Connelly by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AARON T. JACOBS AND LINDA CONNELLY, and who acknowledged he/she/they executed the same as the free act and deed of the said AARON T. JACOBS AND LINDA CONNELLY.

Witness my hand and official seal, this the 15th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212