Karen Johnson Davidson County
Batch# 689722 DEEDWARR
08/04/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210804-0104668

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $565,000.00. Affiant Subscribed and sworn to before me, this the 30th day of July, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melissa Mallon and William Caldwell	Movement Mortgage, LLC	083 03 0 053.00
2017 Greenwood Avenue	8024 Calvin Hall Road	
Nashville, TN 37206	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FREDERICK WOLF AND HANNAH WOLF, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA MALLON, AN UNMARRIED WOMAN AND WILLIAM CALDWELL, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly half of Lot No. 1 on the Plan of Sharpe and Horn's Fifth Addition, as shown on plat of record in Plat Book 161, Page 173, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said easterly part of Lot No. 1 fronts 50 feet on the Northerly side of Greenwood Avenue and runs back between parallel lines 181.7 feet to an alley.

Being the same property conveyed to Frederick Wolf and Hannah Wolf, husband and wife, by Warranty Deed from Michael Davis and Angela Joy Davis, of record in Instrument No. 20160705-0068752, in the Register's Office of Davidson County, Tennessee, dated June 21, 2016 and recorded on July 05, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2017 Greenwood Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and **assigns forever; and I/we do covenant** with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2021.

Frederick Wolf

Hannah Wolf

United Mexican States
Mexico City
Embassy of the United
STATE OF _____ **States of America**
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frederick Wolf and Hannah Wolf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

JUL 2 6 2021

Witness my hand and seal this ____ day of July, 2021.

Notary Public

My Commission Expires:

PRESIDENTIAL COMMISSIONS ARE PERMANENT

Jordyn Aistl
Vice Consul
Mexico City
Mexico

202108040104668

Tennessee Certification of Electronic Document

I, Steven T. Mathis, do hereby make oath that I am a licensed attorney and/or the custodian of the **original version of the e**lectronic document tendered for registration herewith and that this **electronic document is a true** and exact copy of the original document executed and authenticated **according to law on** 08/03/2021 (date of ~~document~~).

Affiant Signature

08/03/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3RD day of August, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL