Karen Johnson Davidson County
Batch# 722134 DEEDWARR
09/23/2021 09:34:41 AM 4 pgs
Fees: $23.00 Taxes: $4,884.00
20210923-0127847

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

TENNESSEE WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
WRW Fourth of July, LLC 6606 Charlotte Pike, Suite 201 Nashville, TN 37209	WRW Fourth of July, LLC 6606 Charlotte Pike, Suite 201 Nashville, TN 37209	Map 117-7-A Parcel 149

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Irene J. Wills**, herein called "Grantor," has bargained and sold, and by these presents does transfer and convey unto **WRW Fourth of July, LLC**, a Tennessee limited liability company, its successors and assigns, all of her right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 149 on the Plan of Gloucester Square of record in Plat Book 4460, page 50, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Irene J. Wills, married, by deed from Ansel L. Davis and wife, Jana Joustra Davis, of record as Instrument No. 20060801-0092988, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following:

a. Zoning regulations and ordinances.
b. Such matters as would be reflected in an accurate survey.

c. All matters appearing on the Plan of Record in Book 4460, page 50, said Register's Office.
d. Restrictive covenants of record in Book 4548, page 217 and Book 5915, page 274, said Register's Office.
e. All other covenants and restrictions of record.
f. 2021 real property taxes, which have been prorated and assumed by Grantee.

This is improved property, known as 2156 Golf Club Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever, and Grantor does covenant with 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, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors in interest and assigns, and to warrant and forever defend the title to the said land to Grantee, its successors 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.

W. Ridley Wills II, husband of **Irene J. Wills**, joins in this conveyance for the purpose of conveying or releasing any and all marital rights he may have in the above-described property being conveyed.

EXECUTED as of the 17th day of September, 2021.

Irene J. Wills -

Irene J. Wills,
Grantor

W. Ridley Wills II

W. Ridley Wills II,
Husband of Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Colleen Gibson, Notary Public, **Irene J. Wills** and husband, **W. Ridley Wills II**, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 22nd day of September, 2021.

Colleen Gibson

Notary Public

My Commission Expires: Jan 3, 2022

COLLEEN GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

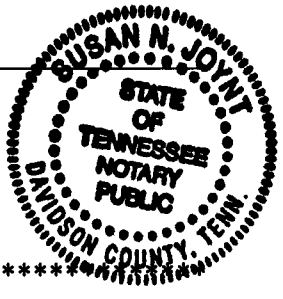
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,320,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23 day of September, 2021.

Notary Public

My Commission Expires: 1-3-23



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