Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14020-MC

Karen Johnson Davidson County
Batch# 742081 DEEDWARR
10/25/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211025-0142580

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2021.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Merritt Woods Willis and Brian Michael Matthews 1715 B McKinney Avenue, Nashville, TN 37208.	Triumph Mortgage, a division of Triumph Bank 1125 Schilling Boulevard East #107 Collierville, TN 38017	081 02 0L 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Whitney K. Wulf, an unmarried woman and Elaine Bassani, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Merritt Woods Willis, a single person and Brian Michael Matthews, a single person, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1715 McKinney Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1715 McKinney Avenue, a Horizontal Property Regime, of record in Instrument Number 20160617-0061610, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Whitney K. Wulf and Elaine Bassani, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from C & H Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170301-0020112, in the Register's Office of Davidson County, Tennessee, dated February 28, 2017 and recorded on March 01, 2017.

This is ☒ improved or ☐ unimproved property located at: **1715 B McKinney Avenue, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of October, 2021.

GRANTOR:

Whitney K. Wulf

Elaine Bassani

STATE OF Wyoming
COUNTY OF Laramie

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Whitney K. Wulf and Elaine Bassani, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30 day of October, 2021.

Notary Public
My Commission expires: 5/27/24

T. BERTAGNOLLI - NOTARY PUBLIC
COUNTY OF LARAMIE
STATE OF WYOMING
MY COMMISSION EXPIRES 5/27/24

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic 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 October 20, 2021.

Storey Carver
Affiant Signature

10/20/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of October 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

