WARRANTY DEED

Karen Johnson Davidson County
Batch# 751555 DEEDWARR
11/09/2021 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20211109-0149344

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

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
Constance L. Woolsey	**NEW OWNER**	
(NAME)	(NAME)	
5000 Madeline Drive		**147-16-0-187.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **BRYAN WOLF AND STACEY WOLF, HUSBAND AND WIFE AND DEBORAH GILIO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONSTANCE L. WOOLSEY**, 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, being Lot No. 40 on the Plan of Fairlane Park of record in Plat Book 2331, Page 108, 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 Bryan Wolf and Stacey Wolf, husband and wife and Deborah Gilio, unmarried as tenants in common with rights of survivorship by Warranty deed from Doug Brooks, married of record in Instrument No. 20191104-0113558 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 2331, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2498, Page 571 and Book 2548, Page 355, in the Register's Office for Davidson County, Tennessee.
- Right granted to Southern Bell Telephone Company to cut and trim trees of record in Book 1060, Page 358, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6262, Page 31 and Book 6172, Page 88, in the 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: **5000 Madeline Drive, Nashville, Tennessee 37211**.

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 2nd DAY OF NOVEMBER, 2021.

Bryan Wolf

Stacey Wolf

Deborah Gilio by stacey wolf as attorney in-fact
Deborah Gilio
by Stacey Wolf as Attorney-in-fact

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ JEFFERSON

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

Witness my hand and official seal, this the 2nd of November, 2021.

Notary Public
My Commission Expires: 01/30/2023
(SEAL)

ERICKA RODGERS
Notary Public
Alabama State at Large

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ JEFFERSON

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

Witness my hand and official seal, this the 2nd of November, 2021.

Notary Public
My Commission Expires: 01/30/2023
(SEAL)

ERICKA RODGERS
Notary Public
Alabama State at Large

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEY WOLF, 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 DEBORAH GILIO, and who acknowledged he/she/they executed the same as the free act and deed of the said DEBORAH GILIO.

Witness my hand and official seal, this the 2nd of November, 2021.

Notary Public
My Commission Expires: 01/30/2023
(SEAL)

ERICKA RODGERS
Notary Public
Alabama State at Large

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

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or 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 10.29.21 (date of document).

Affiant Signature

11.3.21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of November 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

