Karen Johnson Davidson County
Batch# 753911 DEEDWARR
11/12/2021 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20211112-0150847

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037800**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $438,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 5th day of November, 2021. Eliza Whitfield Notary Public My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Domus Development Group, LLC 2315 Vaulx Lane Nashville, TN 37204	New Owner	Tax Parcel ID No. 101 00 0 185.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerrad Ward Wolfe and Spouse, Marshele Franklin Wolfe** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Domus Development Group, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, beginning at an iron pin at the Southwesterly corner of Horace Frank Carlton, as recorded in Deed Book 6986, Page 852, Register's Office for Davidson County, Tennessee, also being the Northeasterly corner of the Mike Campbell tract as recorded in Deed Book 5735, Page 382, Register's Office for Davidson County, Tennessee, thence with said Westerly line of Horace Frank Carlton, South 45 deg. 16' 19" East 280.28 feet to a point; thence, severing the Mike Campbell Tract, as recorded in Deed Book 7420, Page 301, Register's Office for Davidson County, Tennessee, South 37 deg. 11' 47" East 566.34 feet to a point; thence North 52 deg. 48' 13" West 564.47 feet (erroneously shown as 1533.31 feet in prior deed) to a point in the Southerly line of Mike Campbell as recorded in Deed Book 5735, Page 382, Register's Office for Davidson County, Tennessee, thence with Mike Campbell's Southerly Line, North 89 deg. 23' 18" East 206.73 feet to a 30" elm; thence North 51 deg. 42' 20" East 492.03 feet to the point of beginning and containing 5.00 acres more or less.

This property is also known as: Lot No. 1 on the Final Subdivision Plat of Vista Bella Subdivision, of record in Instrument No. 20080516-0050702, as amended in Instrument No. 20170908-0092557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

The above described property is to be served by and is subject to a 50.00 foot wide ingress and egress easement for access to tract to the West, as shown on the attached exhibit and which is described by metes and bounds as follows: Beginning at the centerline of Gower Road and the Southwesterly corner of James R. Hinchman, as recorded in Deed Book 7420, Page 301, Register's Office for Davidson County, Tennessee, and also being the Southeasterly corner of Mike Campbell as recorded in Deed Book 7420, Page 301; thence with the Westerly line of said James R. Hinchman, North 52 deg. 48' 13" West 447.01 feet to an iron pin; thence severing the Mike Campbell tract as recorded in Deed Book 7420, Page 301, Register's Office for Davidson County, Tennessee, North 52 deg. 48' 13" West 511.21 to a point; thence South 37 deg. 11' 47" West 50.00 feet to a point; thence South 52 deg. 48' 13" East 968.84 feet to a point in the centerline of Gower Road; thence with said centerline North 25 deg. 12' 19" East 51.12 feet to the point of beginning and containing 1.10 acres more or less.

Being the same property conveyed to Jerrad Ward Wolfe and Spouse, Marshele Franklin Wolfe by Warranty Deed from Jay Scott Moore and Wife, Susan Beaty Moore, formerly known as Susan Beaty, of record in Instrument No. 20170103-0000453, in the Register's Office of Davidson County, Tennessee, dated December 30, 2016 and recorded on January 03, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 1, Vista Bella Subdivision, as recorded in Plat Instrument No. 20080516-0050702 and as amended in Instrument No. 20170908-0092557.

Easement recorded in Instrument No. 20070104-0001814; as amended in Instrument No. 20070124-0009510 and Instrument No. 20071022-0125100.

Agreement Regarding the Installation, Improvement and Maintenance of Public Utilities and Driveway as set forth in instrument recorded in Book 11320, Page 521; as amended in Instrument No. 20161028-0114067.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 663 Hunters Trail Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of November, 2021.

Jerrad Ward Wolfe by Shira Kingrey Attorney-in-Fact

Jerrad Ward Wolfe
By: Shira Kingrey, Attorney-in-Fact

Marshele Franklin Wolfe by Shira Kingrey Attorney-in-Fact

Marshele Franklin Wolfe
By: Shira Kingrey, 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, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jerrad Ward Wolfe and Marshele Franklin Wolfe and that she is authorized by Jerrad Ward Wolfe and Marshele Franklin Wolfe to execute this instrument on their behalf.

WITNESS my hand, at office, this 5th day of November 2021.

Notary Public

My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/08/2021 (date of document).

Affiant Signature

11/08/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8th day of November, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025