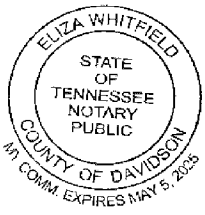
Karen Johnson Davidson County
Batch# 760462 DEEDWARR
11/24/2021 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20211124-0156016

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 10th day of November, 2021.

Eliza Whitfield
Notary Public

My commission expires:

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:
Kayla Bringelson	First Bank	043-09-0-236.00
335 Duling Avenue	722 Columbia Ave	
Madison, TN 37115	Franklin, TN 37064	

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, **WBI HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAYLA BRINGELSON, UNMARRIED WOMAN**, 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 Lot No. 36 and the easterly 76 feet of Lot No. 35, all Block "B", on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 and the easterly 76 feet on said Lot No. 35 front together 112.5 feet on the northerly margin of Duling Avenue and extends back along the westerly margin of Bixler Avenue 165.5 feet on the easterly line and 165.5 feet on the westerly line to a dead line in the rear measuring 125 feet thereon.

Being the same property conveyed to Ryan R. Reynolds and wife, Melissa A. Reynolds by Warranty deed from Arlin L. McRae, a married man of record in Instrument No. 20000501-0042431 Register's Office for Davidson County, Tennessee, dated April 26, 2000 and recorded on May 01, 2000.

Being the same property conveyed to Darrel Pulley and Peggy Pulley, Husband and Wife by Warranty deed from Ryan R. Reynolds and wife, Melissa A. Reynolds of record in Instrument No. 20201113-0133816 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 13, 2020.

Being the same property conveyed to WBI Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Darrell Pulley and Peggy Pulley, Husband and Wife of

record in Instrument No. 20210527-0071961 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 27, 2021.

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 335 Duling Avenue, Madison, TN 37115, 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 10th day of November, 2021.

WBI Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Kevin Deon Howard, II, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Deon Howard, II, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of WBI Holdings, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of November, 2021.

_____
Notary Public

My Commission Expires: 3|3|25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 11/18/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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