Karen Johnson Davidson County
Batch# 771103 DEEDWARR
12/09/2021 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20211209-0163408

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 30th day of November, 2021.

Notary Public
My Commission Expires: 10/2/2023

2021-597

Address of New Owner:	Send Tax Bills to:	Tax Information:
B & D Development Group, LLC	New Owners	
407 Sanders Ferry Road		106-13-0-153.00
Hendersonville, TN 37075		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Rondal P. Wheat, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

B & D Development Group, LLC, a Tennessee limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Sadler Place, of record in Book 332, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 76 fronts 50 feet on the easterly side of Sadler Avenue, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Rondal P. Wheat and wife, Sandra G. Wheat by Warranty deed from Willie H. Hargett and wife, Robbie Jo Hargett of record in Book 10012, page 625, Register's Office for Davidson County, Tennessee, dated April 05, 1996 and recorded on April 11, 1996.

Sandra G. Wheat having died on September 22, 2021 leaving Rondal P. Wheat sole tenant.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2110 Sadler Avenue, Nashville, TN 37210.**

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. 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 our hands this 30th day of November, 2021.

Rondal P. Wheat

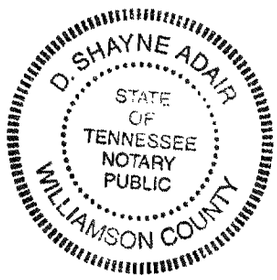
Rondal P. Wheat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/30/2021.

D. Shayne Adair

12/1/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 **day of** December, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

