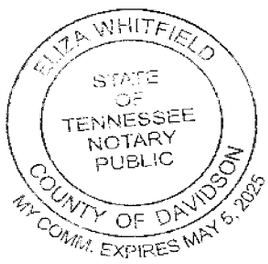
Karen Johnson Davidson County
Batch# 804590 DEEDWARR
02/14/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220214-0016415

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 31st day of January, 2022. 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:
RC Wedgewood LLC	New Owner(s)	081-07-0-483.00
1211A Sigler Street		
Nashville, TN 37203		

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, **GILLIAN WELLS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RC WEDGEWOOD LLC, A TENNESSEE LIMITED LIABIILTY COMPANY**, 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. 22, on the plat of Subdivision of Lot No. 2 of the Thomas Woodard Property as of record in Plat Book 2, Page 104, Chancery Court of Nashville, Tennessee.

Said Lot No. 22 fronts 50 feet on the Easterly side of 10th Avenue, North, formerly Maple Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Gillian T. Prichard and Donna L. Michel by Special Warranty deed from National City Bank of record in Instrument No. 20071207-0141621 Register's Office for Davidson County, Tennessee, dated November 08, 2007 and recorded on December 07, 2007.

Being the same property conveyed to Gillian Prichard by Quitclaim deed from Donna L. Michel of record in Instrument No. 20080822-0086544 Register's Office for Davidson County, Tennessee, dated August 08, 2008 and recorded on August 22, 2008.

Being the same property conveyed to Gillian Wells by Quitclaim deed from Gillian Prichard of record in Instrument No. 20130515-0048981 Register's Office for Davidson County, Tennessee, dated May 14, 2013 and recorded on May 15, 2013.

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 1908 10th Avenue North, Nashville, TN 37208, 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 31st day of January, 2022.

Gillian Wells

Gillian Wells

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 Gillian Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

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 02/02/2022 ____ (date of document).

Affiant Signature

02/02/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025