WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6/11/2025

LR-WI-22-3313-3315

(A

Karen Johnson Davidson County
Batch# 812954 DEEDWARR
03/01/2022 11:31:31 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20220301-0023092

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 (S)
Wolfe Investments, LLC.	**New Owner**	
(NAME) **1700 State Street #155**	(NAME)	**070-01-0-041.00** **070-01-0-040.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **LATONYA JOHNSON A/K/A LATONYA WALLACE HARRIS AND TRAVIS JOHNSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOLFE INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Treppard Heights Section No. V of record in Plat Book 2663, Page 100, 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 Latonya Harris and Victor Harris, joint Tenancy by the Entirety by Warranty deed from Dennis Bond and Elvira Bond of record in Instrument No. 20040923-0115113 Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 23, 2004. Final Decree of Divorce recorded on October 22, 2009, in Instrument No. 20091022-0097858.

Latonya Renee Harris having since married, is now known as Latonya Johnson.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Treppard Heights Section No. V of record in Plat Book 2663, Page 100, 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 Victor Harris and wife, LaTonya Harris by Quitclaim deed from Dennis Bond and wife, Elvira Bond of record in Instrument No. 20051107-0134444 Register's Office for Davidson County, Tennessee, dated October 20, 2005 and recorded on November 07, 2005.

Latonya Renee Harris having since married, is now known as Latonya Johnson.

This conveyance is subject to:
• Taxes for the year 2022, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 2663, Page 100, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2752, Page 213; Book 3797, Page 183, Register's Office for Davidson County, Tennessee.

- Easement of record in Instrument Number 20171011-0104379, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20171011-0104380, 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: **3313 & 3315 W Hamilton Avenue, Nashville, Tennessee 37218**.

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 24th DAY OF FEBRUARY, 2022.

Latonya Johnson

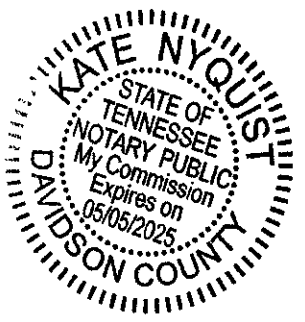
Travis Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATONYA JOHNSON, 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 24th of February, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

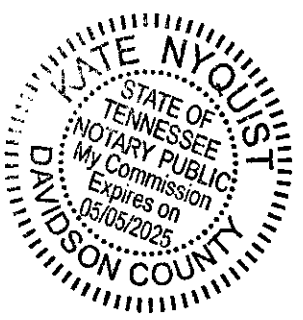


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRAVIS JOHNSON, 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 24th of February, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



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