Karen Johnson Davidson County
Batch# 821262 DEEDWARR
03/14/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220314-0029213

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 $375,000.00

Affiant

Subscribed and sworn to before me this 14th day of February, 2022.

Notary Public
My Commission Expires

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

2022-6

Address of New Owner:	Send Tax Bills to:	Tax Information:
William R. Greenleaf & Jennifer B. Greenleaf	New Owner	
5135 Regent Drive		147-05-0-046.00
Nashville, TN 37220		

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 **Jack A. Wheeler, an unmarried man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William R. Greenleaf and Jennifer B. Greenleaf, husband and wife**, 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. 544 on the Plan of Caldwell Hall, Section Eight of record in Plat Book 3106, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lettie G. Wheeler by Warranty Deed from Carolyn Wood and husband, William Wood of record in Book 10231, Page 971, Register's Office for Davidson County, Tennessee, dated October 15, 1996 and recorded on October 21, 1996.

The said Lettie G. Wheeler having died on or about March 10, 2018. Affidavit of Heirship recorded on November 05, 2020, Instrument No. 20201105-0129645.

Being the same property conveyed to Jack A. Wheeler, a single man by Quitclaim Deed from Jack Arnold Wheeler, a widower and Delia Tietgens, married of record in Instrument No. 20201105-0129646 Register's Office for Davidson County, Tennessee, dated October 26, 2020 and recorded on November 05, 2020.

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

This is improved property located at **338 Wauford Drive, Nashville, TN 37211.**

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 my hand this 11th day of February, 2022.

Jack A Wheeler by Delia W Tietgens, Attorney in fact

Jack A. Wheeler, by Delia W. Tietgens, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named Delia W. Tietgens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jack A. Wheeler and that she is authorized by Jack A. Wheeler to execute this instrument on his behalf.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of February, 2022.



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

This instrument is being recorded simultaneously with the powers of attorney of record in Instrument No. ____202203140029212____, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 03/07/2022 ____ (date of ~~document~~).

Affiant Signature

03/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025