Karen Johnson Davidson County
Batch# 842182 DEEDWARR
04/19/2022 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20220419-0045125

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2022. Notary Public My commission expires:
(Notary Stamp)	

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Chad Wohlers and Eric Thornton	**New Owner**	**104-16-0-036.00**
1212 Laurel St. #2101		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Billy Proffitt, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Chad Wohlers and Eric Thornton

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Plan of Lenox Place, of record in Plat Book 161, Page 171, 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 Billy Proffitt, married by Warranty deed from Rex E. Lewis and wife, Susan E. Lewis of record as Instrument No. 20070713-0083928 Register's Office for Davidson County, Tennessee.

This is improved property known as **2200 18th Ave. S., Nashville, TN 37212.**

The subject property is not now nor has it ever been the primary residence of the Grantor or Grantor's spouse.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-22-2200

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of March, 2022.

Billy Proffitt by Todd Proffitt attorney-in-fact

Billy Proffitt by Todd Proffitt, as his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Sevier

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Todd Proffitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Billy Proffitt and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of the said Billy Proffitt.

Witness my hand and official seal this 24 day of March, 2022.

Notary Public
My Commission Expires: 2-22-25

TONYA D. BALES STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

LTC File No. 22-000576-528

I, Ryan Terrell, 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 3/24/22 (date of document).

Affiant Signature

Date 4/10/22

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY