Karen Johnson Davidson County
Batch# 850198 DEEDWARR
05/04/2022 08:44:39 AM 2 pgs
Fees: $13.00 Taxes: $1,619.68

20220504-0051506

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $437,750.00

Affiant

Subscribed and sworn to before me, this 2nd day of May

Notary Public
My commission expires: 1/8/2024

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Elizabeth Vecchi	Same as above	**07700001200**
8392 Cub Creek Road		
Nashville, TN 37209		

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 ACKNOWLEDGE, WE,

WGB Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Elizabeth Vecchi, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 1 of the WGB Properties Minor Subdivision Partition of 8392 Cub Creek Road, as recorded at Instrument No. 20220427-0048795, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more detailed description of said property.

Being part of the same property conveyed to WGB Properties, LLC by Warranty Deed from Susan A. Vonderheif, married woman, dated May 18, 2021, filed of record in Instrument No. 20210324-0038625, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 8392 Cub Creek Road, Nashville, TN 37209.

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 in 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.

_____ Date: 4/27/22
WGB Properties, LLC
By: Walker Bloodworth
Its: Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Walker Bloodworth** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the sole member of WGB Properties, LLC and that he is authorized by WGB Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of April 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

