WARRANTY DEED

Karen Johnson Davidson County
Batch# 865521 DEEDWARR
06/01/2022 10:15:09 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220601-0063062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes, LLC	Same	
(NAME)	(NAME)	
1304 Monetta Ave		072-10-0-246.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **JESSIE R. WHEELER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMERICAN HOMES, LLC,** HEREINAFTER CALLED THE GRANTOR, ITS SUCCESSORS 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. 3 on the unrecorded plan of Northview Subdivision by Nashville Building and Loan Association and shown on a copy of a survey thereof made July 23, 1938, by W.B. Southgate Surveyor.

Said Lot No. 3 fronts 50 feet on the South side of Moneta Avenue, or Highland Avenue. and runs back between parallel lines, parallel to and 100 feet East of Northview Avenue, 150 feet to a deadline.

Being the same property conveyed to Bob Wheeler, Jr. and wife, Jessie R. Wheeler by Warranty deed from Carter Schield and wife, Florence J. Schield of record in Book 2497, page 31, Register's Office for Davidson County, Tennessee, dated February 15, 1956. Bob Wheeler, Jr. has since died vesting title solely in Jessie R. Wheeler as Surviving Tenant by the Entirety.

Being also known as 1304 Monetta Ave Nashville, Tennessee 37216.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1304 Monetta Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and official seal this 31st day of May, 2022.

JESSIE R. WHEELER

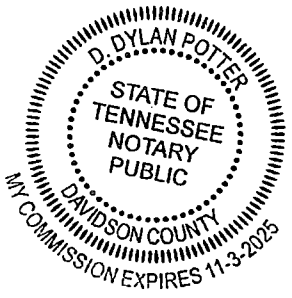
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie R. Wheeler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:



Notary Public