Karen Johnson Davidson County
Batch# 870806 DEEDWARR
06/14/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220614-0067321

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-2609

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of June, 2022

Notary Public

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Comm. Expires 8/27/2022

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wolfe Investments, LLC 1700 State Street, Apt 155 Nashville, TN 37203	New Owner	072-11-0-334.00

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, I/WE,

Bobby J. Holleman and Carolyn A. Holleman, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wolfe Investments, LLC, a Tennessee Limited Liability Company

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 No. 4 on the Plan of Hal Harding Lands, as of record in Book 843, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 36 feet on the Westerly side of McKennie Avenue and extends back between parallel lines 134 feet to an alley.

Being the same property conveyed to Bobby J. Holleman and wife, Carolyn A. Holleman

by Warranty deed from Kaye Sellars Hearn of record in Book 10345, page 64, Register's Office for Davidson County, Tennessee, dated February 06, 1997 and recorded on February 10, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1804 Branch Street, Nashville, TN 37216

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 so 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.

Dated this the 1st day of June, 2022.

Bobby J. Holleman

Bobby J. Holleman

Carolyn A. Holleman

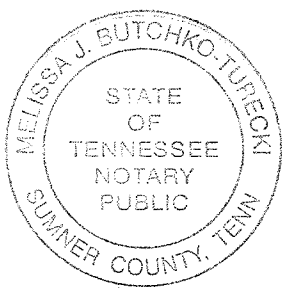
Carolyn A. Holleman

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of June, 2022, before me personally appeared Bobby J Holleman and Carolyn A Holleman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2022.

Notary Signature
My commission expires:



My Comm. Expires
8/27/2022

Certificate of Authenticity

I, Joshua A. Terry, 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 June 1 2022.

Affiant Signature

6/2/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/2/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON