Karen Johnson Davidson County
Batch# 873250 DEEDWARR
06/16/2022 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20220616-0069198

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62646
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephanie Kristen Wise 1110 Biltmore Drive Nashville, TN 37204	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd.; Ste 300 Independence, OH 44131

TAX MAP PARCEL NUMBERS: 131120U00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Drake and Heidi Drake, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Stephanie Kristen Wise, unmarried individual,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A on the Plan of 1110 Biltmore Cottages, shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140904-0080946, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Drake and Heidi Drake, husband and wife, by Warranty Deed from Tim Reynolds, unmarried, dated February 27, 2018 and recorded on March 1, 2018, of record in Instrument No. 20180301-0019484, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140904-0080946, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140904-0080946, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of 1110 Biltmore Cottages Corporation of record in Instrument No. 20140911-0083293, said Register's Officer.

This is improved property, known as 1110 Biltmore Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2022.

Daniel Drake

Heidi Drake

State of Tennessee

County of Davidson

On this 8th day of June, 2022, before me the undersigned authority, personally appeared Daniel Drake and Heidi Drake, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2023

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Sworn and subscribed before me this 10th day of June, 2022.

Notary

My Commission Expires: FEBRUARY 24, 2024

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 9, 2022.

Affiant Signature

June 13, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 13th day of June, 2022.

(SEAL)



Notary Public

My Commission Expires: FEBRUARY 24, 2026

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