Karen Johnson Davidson County
Batch# 874758 DEEDWARR
06/21/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,510.53
20220621-0070251

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,250.00

K A. Y
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 6/25/25

(AFFIX SEAL)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

File No. EM-22-2659

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Wayne Wolf and Toni Marie Wolf	Amerifirst Financial	
(NAME)	(NAME)	
1313 Sula Drive	275 E. Rivulon Blvd #300	086-12-0B-045.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Gilbert AZ 85297	
(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/we, **Kate O'Connor and Ryan O'Connor, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred W. Wolf and Toni M.Wolf, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Being Unit 45 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Regime with Private Elements, of record in Instrument No.20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Kate Swanson and Ryan O'Connor, both unmarried by Warranty deed from Southeastern Development Enterprises LLC, a Tennessee limited liability company of record in Instrument No. 20170815-0083529 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 15, 2017.
Being the same property conveyed to Kate O'Connor and Ryan O'Connor, wife and husband by Quit Claim deed from Kate O'Connor fka Kate Swanson and Ryan O'Connor of record in Instrument No. 20200917-0106499 Register's Office for Davidson County, Tennessee, dated September 08, 2020 and recorded on September 17, 2020.

This is property more commonly known as 1313 Sula Drive, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 13th day of June, 2022.

Kate O'Connor

Ryan O'Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2022, before me personally appeared Kate O'Connor and Ryan O'Connor, 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 13th day of June, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 13, 2022.

Affiant Signature

June 13, 2022
Date

State of Tennessee
County of Williamson

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

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

