WARRANTY DEED

Karen Johnson Davidson County
Batch# 875057 DEEDWARR
06/21/2022 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220621-0070646

File No. BC-22-2455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

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 NUMBER
Wiser Development Group, LLC	Same As New Owner	
(NAME)	(NAME)	
323 McKennell Drive		161-08-0-101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Rebecca Joanne Thompson, an unmarried woman and Amber Holloway, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wiser Development Group, LLC, a Tennessee limited liability company**, 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:

Property 1:
Being a certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 142 on the Plan of Southwood Subdivision of record in Book 2663, pages 125 and 126, Register's Office for Davidson County.

Said Lot No. 142 fronts 130.03 feet on the Northerly side of Ash Grove Drive and extends back 285.3 feet on the Easterly line and 278.3 feet on the West line to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to James E. Henley and wife, Alda Lee B. Henley by Warranty deed from Hillview C., of record in Book 3317, page 29, Register's Office for Davidson County, Tennessee, dated January 04, 1962 and recorded on January 08, 1962.

Being the same property divested out of James Edward Henley and re-invested in Alda Lee Ann Henley in the Final Decree of Divorce Docket No 87399 in the Circuit Court for Davidson County, Tennessee, and recorded in Book 5201, Page 322 in said Register's Office. Alda Lee Ann Henley died testate October 14, 2015, and by the terms of Article III of the Decedents Will filed in Case No. 18P2080, Probate Clerk's Office of Davidson County, Tennessee, bequeathed the subject property to James Edward Henley, Jr., Rebecca Joanne Thompson and Amber Michelle Crutcher (now Amber Michelle Holloway) subject to the right of Eddie O. Raines, Jr., to live in the property until the end of his life, or until he chooses to move, or, is unable to remaining living there due to capacity, whichever occurs first. The said Eddie O. Raines, Jr. subsequently died on April 15, 2022, thereby extinguishing his life estate.

James Edward Henley, Jr. died on January 31, 2017, thereby vesting his 1/3 ownership interest into his heirs at law: Rebecca Joanne Thompson. SEE ALSO: Affidavit of Heirship of record in Instrument No. 20190128-0008137, said register's office.

This is property more commonly known as 382 Ash Grove Drive, Nashville, TN 37211.

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 5th day of May, 2022.

Rebecca Joanne Thompson

Amber Holloway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2022, before me personally appeared Rebecca Joanne Thompson and Amber Holloway, 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 5th day of May, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 May 5, 2022.

Affiant Signature

May 5, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

5th day of May, 2022.

Notary's Signature

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Notary's Seal (if on paper)