This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 881802 DEEDWARR
06/30/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $4,144.00
20220630-0076030

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $1,120,000.00

Affiant Signature

Subscribed and sworn to before me on this the 16 Day of June 2022

Notary Public

My Commission expires 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Heather Wheeler and Kolby Wheeler and Penny Wheeler Orland
3147C Crosswood Dr,
Nashville, TN 37214

SEND TAX BILLS TO:
Heather Wheeler and Kolby Wheeler and Penny Wheeler Orland
3147C Crosswood Dr,
Nashville, TN 37214

MAP AND PARCEL NUMBER: Tax ID #: 09611024000

WARRANTY DEED

22NT00849

Effective the 16 Day of June 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Alex Mustafa, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Heather Wheeler and Kolby Wheeler and Penny Wheeler Orland, As Joint Tenants

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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. 2 on the Resubdivision Plat of Lot #540 of Cloverhill Subdivision, Section VIII, of record in Instrument Number 20171220-0129589, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to Alex Mustafa, unmarried by Warranty Deed from Joe Higdon, married dated 02/08/2018 recorded 02/14/2018 in Book NA, Page NA, as Document Number 20180214-0014436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20171220-0129589, Register's Office for Davidson County, Tennessee
3) Property is subject to Restrictive Covenants contained in Instrument Number 20171220-0129589, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is an improved property commonly known as: 3147C Crosswood Dr, Nashville, TN 37214-3371

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16th day of June 2022

alex

Alex Mustafa

State of Tennessee}
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared ~~Jerome Perry,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself to be Managing Member of Perry Developments, LLC,~~ the within named bargainer, ~~a corporation, and that such officer,~~ executed the foregoing instrument for the purpose therein contained, this the 16th day of June 2022

*Alex Mustafa

Notary Public

My commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

0849-ND

Tennessee Certification of Electronic Document

I, Beth Harmer 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 6/16/2022 (date of document).

Affiant Signature

6/22/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of June, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24