(1)

When recorded, return to:
McCann and Hubbard
1804 Williamson Court
Suite 201
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17688-KS

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 890087 **DEEDWARR**
07/18/2022 10:39:00 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20220718-0081881

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$635,000.00~~.

Affiant

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 28th day of June, 2022.

Notary Public
My Commission Expires: 2-22-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Edward Wolfe, Jr. and Leigh Lesesne Wolfe 7304 River Park Drive Nashville, TN 37221	William Edward Wolfe, Jr. and Leigh Lesesne Wolfe 7304 River Park Drive Nashville, TN 37221	155 03 0B 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Steven C. Freeman and Kathleen R. Freeman, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

William Edward Wolfe, Jr. and Leigh Lesesne Wolfe, husband and wife, 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. 2 on the Plan of River Park Estates, of record in Plat Book 6250, Pages 658 and 659, as Surveyor's Certification of Correction recorded in Book 6785, Page 427, Register's Office for Davidson County, Tennessee, said Register's Office to which plan reference is made for a more complete description.

Being the same property conveyed to Steven C. Freeman and Kathleen R. Freeman, husband and wife, by Warranty Deed from David J. Petrunak and Melody D. Petrunak, husband and wife, dated February 19, 1998 and recorded on February 20, 1998 in Book 10802, Page 777, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7304 River Park Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2022.

GRANTOR:

Steven C. Freeman

Steven C. Freeman

Kathleen R. Freeman

Kathleen R. Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven C. Freeman and Kathleen R. Freeman , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2022.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24