RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-3059-2021

Karen Johnson Davidson County
Batch# 897905 DEEDWARR
08/03/2022 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20220803-0088214

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of Aug, 2022

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel J. Wild 1216 Meridian Street Nashville, TN, 37207	Same address as new owner	071-15-0-386.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FOUR THOUSAND AND 00/100 Dollars ($434,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRETT C. PUMPHREY, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAMUEL J. WILD**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Benedict Land Company Subdivision of the Lindsey Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brett C. Pumphrey, a single man from Kevin John Norman, unmarried, by Warranty Deed dated 03/29/2019 and recorded 04/11/2019 in Instrument No. 20190411-0033220, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1216 Meridian Street, Nashville, TN 37207

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of August, 2022

GRANTOR(S)

Brett C. Pumphrey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Brett C. Pumphrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1 day of Aug, 2022.

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/1/22 (date of document).

Jennifer L. Pennell

8/2/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of August, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026