Karen Johnson Davidson County
Batch# 899857 DEEDWARR
08/08/2022 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220808-0089577

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 9.27.2024

(AFFIX SEAL)

Jennifer Harris State Of Tennessee Notary Public County of Rutherford

LR-SYHS-22-331

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Allen Mitchell	NEW OWNER	
(NAME)	(NAME)	**070-01-0-041.00**
3313 W Hamilton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WOLFE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM ALLEN MITCHELL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 300 on the Plan of Treppard Heights Section No. V of record in Plat Book 2663, Page 100, 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 Wolfe Investments, LLC., a Tennessee limited liability company by 20220301-0023092 deed from Latonya Johnson A/K/A Latonya Wallace Harris and Travis Johnson, wife and husband of record in Instrument No. 20220301-0023092 Register's Office for Davidson County, Tennessee, dated February 24, 2022 and recorded on March 01, 2022.

Being the same property conveyed to Wolfe Investments, LLC, a Tennessee limited liability company by Quitclaim deed from Victor Harris of record in Instrument No. 20220720-0083195 in the Register's Office for Davidson County, Tennessee, dated July 11, 2022 and recorded on July 20, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 100, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2752, Page 213; Book 3797, Page 183, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20171011-0104379, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3313 W Hamilton Ave, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 3 DAY OF AUGUST, 2022.

Wolfe Investments, LLC

BY:_____
John Gleaves
Authorzed Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORZED AGENT of WOLFE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jennifer Harris, 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 8.3.2022 (date of document).

Affiant Signature

8.3.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

