Karen Johnson Davidson County
Batch# 906445 DEEDWARR
08/22/2022 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20220822-0094822

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-22-2950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

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 NUMBERS
Wolfe Investments, LLC	Same Owner	
(NAME) 927 Radford Drive	(NAME) 1700 State St. #155	107-09-0-061.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37203	
(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, **Jessica Guenther and David Roy Guenther, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wolfe Investments, LLC**, 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:

Situated in Nashville, Davidson County, Tennessee, particularly described as follows: to wit:

Being Lot No. 43 on the Plan of Patricia Heights, Section I, as of record Book 2331, Pages 130 and 131, Register's Office for said county, and described as follows:

Beginning at a point in the Westerly margin of Radford Drive at the corner of Lots Nos. 52 and 53; thence with the line between said lots, Northwardly 307.6 feet to a point; thence Southwesterly 132.3 feet to the North margin of Harold Drive; thence with the margin of the same, Southeasterly partly around the curve, 271.1 feet to the beginning of a curve; thence around said curve; Easterly 39.5 feet to the Westernly margin of Radford Drive; thence with the margin of the same, Northerly 191.7 feet to the point of beginning.

Being the same property conveyed to Carl H. Hensley and wife, Violet D. Hensley by Warranty deed from Elbert H. Wright and wife, Cora W. Wright of record in Book 3403, page 139, Register's Office for Davidson County, Tennessee, dated July 03, 1962 and recorded on July 03, 1962.

The said Carl H. Hensley became deceased leaving Violet D. Hensley as the surviving tenant. The said Violet D. Hensley became deceased on September 16, 1991.

Being the same property conveyed to Jessica Guenther by Quitclaim deed from Jesse Nash, Jr, beneficiary under the last will and Testament of Violet Dee Hensley of record in Book 8554, page 439, Register's Office for Davidson County, Tennessee, dated February 15, 1992 and recorded on February 20, 1992.

This is property more commonly known as 927 Radford Drive, Nashville, TN 37217.

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 15th day of August, 2022.

Jessica Guenther

David Roy Guenther

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2022, before me personally appeared Jessica Guenther and David Roy Guenther, 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 15th day of August, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2025

Certificate of Authenticity

I, Jill Neely, 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 **08/15/2022**.

Date

Jill M Neely

Affiant Signature

08/22/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **August**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)