WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2022.

Notary Public

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

MY COMMISSION EXPIRES:

LR-WI-22-1900

Karen Johnson Davidson County
Batch# 908021 **DEEDWARR**
08/25/2022 11:02:14 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220825-0096028

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)
Wolfe Investments, LLC.	**New Owner**	
(NAME) **1700 State Street #155**	(NAME)	**081-06-0-427.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **MARY SCOTT, CO-TRUSTEE OF THE NANCY D. DRIVER FAMILY TRUST U/A NOVEMBER 21, 2005,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOLFE INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being the southerly 75 feet of Lots Nos. 17 and 18, on the Map of Part of Lot No.16, of the Nichol Plan of Lots, as of record in Plan Book 2, page 49, Chancery Court at Nashville.

Said parts of Lot Nos. 17 and 18 front 75 feet on the easterly side of 24th Avenue North and extend back between parallel lines with the northerly margin of St. Louis Street 116 feet to the westerly line of Lot No. 19 on said Plan.

NOTE: The above legal description is not insurable in its present form. A survey will be required due to a lack of specific call information.

Being the same property conveyed to Mary Scott, David Duncan, Nancy Daniel and Patricia Bradford, Co-Trustees of the Nancy D. Driver Family Trust U/A November 21, 2005 by Executor's Quitclaim Deed from David Duncan and Nancy Daniel, Co-Personal Representatives of the Estate of Nancy D. Driver, deceased, of record in Instrument No. 20120907-0081212, Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on September 07, 2012.

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 2, Page 49, Register's Office for Davidson County, Tennessee.
- Judgement of record in Book 4828, Page 101, 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: **1900 24th Ave N, Nashville, Tennessee 37208**.

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 18th DAY OF AUGUST, 2022.

The Nancy D. Driver Family Trust U/A November 21, 2005

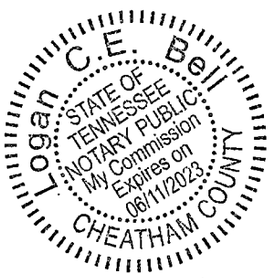
BY: _____
Mary Scott
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SCOTT, CO-TRUSTEE of THE NANCY D. DRIVER FAMILY TRUST U/A NOVEMBER 21, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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