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

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2022.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 911953 DEEDWARR
09/02/2022 10:38:50 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20220902-0099187

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rodney Jarvis and Rebecca Jarvis	**New Owner**	**042-16-0-156.00 & 042-16-0-158.00 & 042-16-0-155.00**
310 Madison Street		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, I,

Steven P. Wiles

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rodney Jarvis and Rebecca Jarvis, 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 further described as follows, to-wit:

TRACT NO. ONE: BEING part of Lot No. 23 on the Map of the Douglas-Levine Subdivision, as of record in Book 547, Page 44, Register's Office for said County, and described as follows:

BEGINNING at a point on the southerly margin of Woodruff Street, at the northwest corner of a part of said lot conveyed to Jesse. G Ashby by deed of record in Book 1320, Page 628, said Register's Office; thence along the southerly margin of said street, westwardly 25.7 feet to the common corner of Lots 22 and 23; thence with the line between said two lots, southwardly 290 feet, more or less, to the common corner of Lots 20, 21, 22 and 23; thence with the line between Lots 20 and 23, eastwardly 100 feet to the common corner of Lots 23 and 24; thence northwardly 150 feet to the southeasterly corner of said Ashby tract; thence along Ashby's southerly line, westwardly 75 feet to the said Ashby's southwesterly corner; thence along said Ashby's westerly line, northwardly 150 feet to the point of beginning.

TRACT NO. TWO: LAND in Davidson County, Tennessee, being part of the northeast part of Lot No. 23 on the Map of Douglas-Levine's Subdivision at Madison, of record in Book 547, Page 44, said Register's Office, described as follows:

SAID part of Lot No. 23 fronts 74.4 feet on the southerly side of Woodruff Street, as newly relocated, and extends back 144.5 feet on the easterly line and 141 feet, more or less, on the westerly line, to a line in the rear on which it measures 75 feet.

Both tracts being the same property conveyed to Charles E. Wiles and wife, Mary Frances Wiles, and Steven P. Wiles and wife, Wilma Wiles, by Installment Deed from Homer E. Chance and Randy E. Chance, a partnership, of record in Book 5945, Page 968, Register's Office for Davidson County, Tennessee. The said Steven P. Wiles and Wilma Wiles were subsequently divorced by Final Decree of Divorce, Docket No. 93D-1281, and Wilma Wiles subsequently conveyed all of her right, title and interest in and to said property by Quitclaim Deed to the said Steven P. Wiles, dated

of record in Book 9515, Page 93, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Steven P. Wiles by Quitclaim Deed from Charles E. Wiles and wife, Mary Frances Wiles, husband and wife, dated July 27, 2001, of record in Instrument No. 20010806-0083969, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
These Properties are Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee.
Subject to any/all leases recorded or unrecorded.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This Deed conveys both improved and unimproved properties: 309 Woodruff Street, 311 A Woodruff Street and 0 Woodruff Street, Madison, TN 37115

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 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 hand this 30th day of August, 2022

Steven P. Wiles

*I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of the Grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Steven P. Wiles,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2022.

Notary Signature

My commission expires:



File #: **22-538**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027