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150 N Royal Oaks Blvd
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 913845 DEEDWARR
09/08/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220908-0100538

PRISCELLIA HARGROVE
Commission # 50102150
Notary Public, State Of New Jersey
My Commission Expires
April 1, 2024

(Notary Stamp)

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF ~~DAVIDSON~~ Atlantic

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2022.

Notary Public

My commission expires: April 1, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Leah Elizabeth Brown-Nelson	NEW OWNER	084-07-0-050.00-CO
2312 Dennywood Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jordan Wisser, unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Leah Elizabeth Brown-Nelson, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Maplecrest Subdivision of record in Plat Book 1835, Page (s) 27 and 28, 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 Dogwood Financial Services LLC, a Tennessee Limited Liability Company by Warranty deed from Douglas L. Brown and Nancy Elaine Brown, husband and wife of record in Instrument No. 20170411-0035213 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 11, 2017.

Being the same property conveyed to Mark Evans, an unmarried man by Quitclaim deed from Dogwood Financial Services LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211223-0169953 Register's Office for Davidson County, Tennessee, dated November 23, 2021 and recorded on December 23, 2021.

Being the same property conveyed to Jordan Wisser, unmarried by Warranty deed from Mark Evans, unmarried of record in Instrument No. 20211223-0169956 Register's Office for Davidson County, Tennessee, dated December 13, 2021 and recorded on December 23, 2021.

This is improved property known as **2312 Dennywood Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1 day of September, 2022.

Jordan Wisser

STATE OF New Jersey
COUNTY OF Atlantic

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jordan Wisser, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1 day of September, 2022.

Notary Public
My Commission Expires: April 1, 2024

SolomonParks File No. 22-008973-526

PRISCELLIA HARGROVE
Commission # 50102150
Notary Public, State Of New Jersey
My Commission Expires
April 1, 2024

Certificate of Authenticity

I, DEBORAH DEVINE, 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 SEPT. 1, 2022.

Date

Affiant Signature

9-7-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of SEPT, 20 22.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON