WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

LR-PARK-22-609

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

Karen Johnson Davidson County
Batch# 930756 **DEEDWARR**
10/18/2022 09:39:02 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20221018-0113583

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
609 Westcrest, LLC	**New Owner**	
(NAME)	(NAME)	**147-10-0-111.00**
408 Landon Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37220		
(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, **KAREN M. WOLGEMUTH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **609 WESTCREST, 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 215, on the plan of Whispering Hills Subdivision, Section 2A, of record in Plat Book 2331, Page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karen M. Wolgemuth, unmarried by Quitclaim deed from Randall John Wolfe, Jr. a married person of record in Book 9776, page 692, Register's Office for Davidson County, Tennessee, dated August 24, 1995 and recorded on August 29, 1995.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 132, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2542, Page 505, 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: **609 Westcrest Drive, Nashville, Tennessee 37211**.

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 14th DAY OF OCTOBER, 2022.

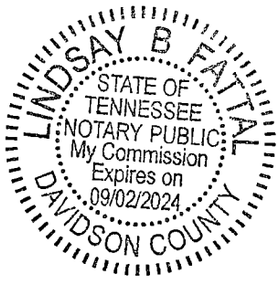
Karen M. Wolgemuth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN M. WOLGEMUTH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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