WARRANTY DEED

Karen Johnson Davidson County
Batch# 931336 DEEDWARR
10/19/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221019-0114026

LR-KRIS-22-927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

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
Waad Al Hassan	New Owner	
(NAME)	(NAME)	**107-09-0-061.00**
927 Radford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **WOLFE INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WAAD AL HASSAN, AN UNMARRIED MAN,** 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:

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

Being Lot No. 53 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 Wolfe Investments, LLC. by Warranty deed from Jessica Guenther and David Roy Guenther, wife and husband of record in Instrument No. 20220822-0094822 Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 22, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien now due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 130 and 131, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2542, Page 519, Book 6045, Page 421, book 6067, Page 762 and Book 6887, Page 605, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 1509, Page 407, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage of record in Book 5531, Page 206, 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: **927 Radford Drive, Nashville, Tennessee 37217**.

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 12th DAY OF OCTOBER, 2022.

Wolfe Investments, LLC.

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WOLFE INVESTMENTS, LLC. the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Oct. 12, 2022

Kimberly Hollingshead, Esq.

Oct. 12, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of October, 2022.

Notary Signature

My Commission Expires_____

