WARRANTY DEED

Karen Johnson Davidson County
Batch# 935318 DEEDWARR
10/28/2022 11:48:54 AM 3 pgs
Fees: $18.00 Taxes: $3,681.50

20221028-0116797

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$995,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON THIS 27TH DAY OF OCTOBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 22227 - RS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Mark S. LeVan and Mary Paty Lynn LeVan 4501 Wyoming Avenue Nashville, TN 37209	New Owner	103 04 0 103.00

For and in consideration of the sum of Nine Hundred Ninety-Five Thousand And 0/100 ($995,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

STEPHEN WILSON AND LAURA CALVERLEY, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

MARK S. LEVAN AND MARY PATY LYNN LEVAN, TENANTS BY THE ENTIRETY

, hereinafter called the Grantees, his/her/their 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 the northerly 100 feet of Lot No. 1 of Block 3 on the Plan of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee. Said part of Lot No. 1 fronts 60 feet on the southerly side of Wyoming formerly 6th Avenue, and runs back between parallel lines, with the westerly margin of 45th Avenue North, 100 feet to a dead line.

BEING the same property conveyed to Stephen Wilson and Laura Calverley, husband and wife, by Warranty Deed from Deep River Development, LLC, a Tennessee limited liability company, dated May 24, 2016, recorded June 7, 2016, as Instrument No. 20160607-0057403, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 4501 Wyoming Avenue, Nashville, TN 37209.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR STEPHEN WILSON AND LAURA CALVERLEY, HUSBAND AND WIFE to MARK S. LEVAN AND MARY PATY LYNN LEVAN, TENANTS BY THE ENTIRETY FOR THE TRANSFER OF PROPERTY LOCATED AT 4501 WYOMING AVENUE, NASHVILLE, TN 37209.]

Witness our/my hand on the 27th day of October, 2022.

Stephen Wilson

Laura Calverley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Wilson and Laura Calverley, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2022.

Notary Public
My Commission Expires: 2/12/23

