Karen Johnson Davidson County
Batch# 938253 DEEDWARR
11/04/2022 01:18:30 PM 5 pgs
Fees: $28.00 Taxes: $2,497.50
20221104-0119196

WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

KS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October 2022

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-362

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Wedekind	New owner	118-10-0-161
(NAME) 834 Woodmont Boulevard	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patrick Samuel Thomas and Anne Walker Thomas, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **David Wedekind, unmarried man** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 834 Woodmont Boulevard, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 26th day of October, 2022.

GRANTORS:

Patrick Samuel Thomas

Anne Walker Thomas by Patrick Thomas, her Attorney-In-Fact

Anne Walker Thomas by Patrick Thomas, her Attorney-In-Fact

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Patrick Samuel Thomas ~~and Anne Walker Thomas~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26 day of October, 2022.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5/9/26

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patrick Thomas with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Anne Walker Thomas, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book 202211040119195, Page _____, in said Register's Office. Witness my hand and official seal at office, this 26th day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 5/9/26

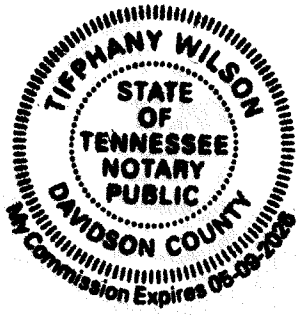


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Part of the O.F. Noel Estate Pleasant Valley of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but excluded from this conveyance is the following described property:

Beginning at a point in the Northerly margin of Woodmont Boulevard, said point being the Southwest corner of Lot 36; thence with said margin South 85 degrees 57 minutes 46 seconds West 100 feet to the Southeast corner of Lot 38; thence with the East boundary line of Lot 38 North 4 degrees 02 minutes West 10 feet; thence North 85 degrees 57 minutes 46 seconds East 100 feet to the West boundary of lot 36; thence with said boundary South 4 degrees 02 minutes East 10 feet to the point of beginning and containing 1000 square feet. Being the same property conveyed to Department of Highways by deed from Louise Duffer Lester of record in Book 4543, Page 246, said Register's Office.

Being the same property conveyed to Patrick Samuel Thomas and Anne Walker Thomas, husband and wife, by Warranty Deed from Justin J. McCann, an unmarried man, of record in Instrument No. 20200807-008406, in the Register's Office of Davidson County, Tennessee, dated August 06, 2020, and recorded on August 07, 2020.

Certificate of Authenticity

I, Katie Smith, 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

10/26/22.

Date

KS

Affiant Signature

10/26/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 26th day of October, 2022.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY