WARRANTY DEED

Karen Johnson Davidson County
Batch# 953526 DEEDWARR
12/20/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20221220-0131501

File #22-PA-5301-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-15-2023

(AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas A. Wulf and Teana L. Wulf	**New Owner**	
(NAME)	(NAME)	
5301 Franklin Pike		**160 02 0 036.00**
(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, **RICHARD P. MCCREA AND MEGAN MCCREA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS A. WULF AND TEANA L. WULF, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being part of Lot 2, on the Plan of Section Two, Forest Acres Subdivision, of record in Book 1424, Page 17, Register's Office of Davidson County.

Said part of Lot No. 2 which is a corner lot fronts 222 feet on the Northwesterly margin of Franklin Road (or U.S. Hwy 31) and fronts 268.3 feet on the Southerly margin of Redwood Drive, and extends back 209 feet more or less on the Southerly line and 211.8 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Richard P. McCrea and Megan M. McCrea, husband and wife, by Warranty Deed from Erin Schumacher and Kerry James Schumacher as Co-Trustees of The Erin & KJ Schumacher Jr. Revocable Trust U/A/D November 09, 2016, of record in Instrument No. 20211110-0150485, in the Register's Office of Davidson County, Tennessee, dated October 29, 2021 and recorded on November 10, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Forest Acres Subdivision, as recorded in Book 1424, Page 17.

*Easement for Utility, recorded in Book 2446, Page 94.

*Easement for Permanent Easement, recorded in Instrument No. 20201208-0142232.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5301 Franklin Pike, Nashville, TN 37220**.

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 16th day of December, 2022.

Richard P. McCrea

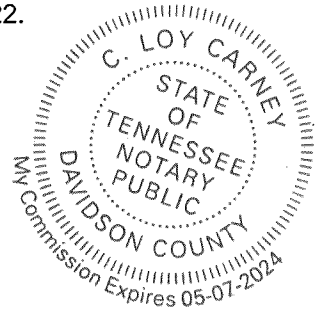
Megan McCrea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2022, before me personally appeared Richard P. McCrea, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2022.

Notary Signature
My commission expires:

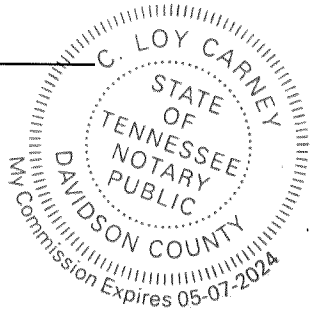


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2022, before me personally appeared Megan McCrea, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this16th day of December, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the ~~21st~~ 16th day of December, 2022.

Affiant Signature
Date 12/20/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the ~~20~~ 21st day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024