Karen Johnson Davidson County
Batch# 959596 DEEDWARR
01/10/2023 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230110-0002099

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Kathryn Sipos
Affiant

Subscribed and sworn to before me, this 5th day of January, 2023.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wolfe Investments, LLC.	New Owner	**07214032300**
1404 Chester Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 1404 Chester Ave Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wolfe Investments, LLC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16, Block B, on the Map of Belle Forrest No. II, of record in Book
843, Page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more
complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 1404 Chester Ave Trust, by Warranty Deed from Andrea Muhammad, unmarried woman, dated August 31, 2022, of record in Instrument No. 20220831-0098278, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Andrea Muhammad, by Executor's Quitclaim Deed from Deborah Majors, Executor under the Last Will and Testament of William Horace Vaden, Jr, deceased, dated November 20, 2013, of record in Instrument No. 20140625-0055498, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1404 Chester Ave, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 1-5-23

The 1404 Chester Ave Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 1404 Chester Ave Trust and that he is authorized by The 1404 Chester Ave T4rust to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of January, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11-2026

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathryn Sipos, 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 01/05/2023.

Date

Kathryn Sipos

Affiant Signature

01/05/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of January, 2023.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY