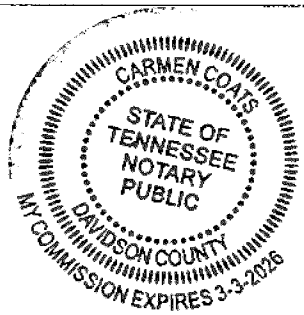
Karen Johnson Davidson County
Batch# 960898 DEEDWARR
01/13/2023 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.53
20230113-0002975

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $605,008.00

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2023.

Carmen Coats
Notary Public

My commission expires: 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric D. Wilkey and Megan E. Wilkey	COMMUNITY MORTGAGE	084-05-0-086.00
1019 Stainback Avenue	3401 COLLEGE BLVD #220	
Nashville, TN 37207	LENEXA, KS 66211	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN HOFF, FKA JONATHAN D. SCHEFF, A MARRIED MAN,*** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC D. WILKEY AND MEGAN E. WILKEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 15 on the Plan of First Amendment Cumberland Meadows, Section Two of record in Plat at Instrument No. 20050525-0059134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan D. Scheff, Unmarried, by Warranty Deed from Emily Masters and husband, Randall Masters of record in Instrument No. 20150923-0096523, Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 23, 2015.

Being the same property conveyed to Jonathan D. Scheff, married, by Quitclaim Deed from Jonathan D. Scheff, joined by spouse Shu-Yeu Hou, of record in Instrument No. 20221004-0109268, Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on October 04, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 863 Beth Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

* This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2 day of January, 2023.

Jonathan Hoff

Jonathan Hoff FKA Jonathan D. Scheff

STATE OF Vermont
COUNTY OF Chittenden

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Hoff FKA Jonathan D. Scheff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of January 2023.

William Cross

Notary Public

My Commission Expires: 01/31/2023

WILLIAM M CROSS
Notary Public - State of Vermont
Commission # 157.0006756
My Commission Expires Jan 31, 2023

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 13, 2023 (date of document).

Affiant Signature

January 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023