This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20235-LV

Karen Johnson Davidson County
Batch# 973499 DEEDWARR
02/23/2023 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20230223-0012859

STATE OF TENNESSEE
COUNTY OF Williamson

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $389,900.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2023.

Notary Public
My Commission Expires: 9-6-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Wilde and Bradley Richard Putch 117 Donelsonwood Drive Nashville, TN 37214	New Owner	096-02-0-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Isbelle Wells, married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mary Wilde, A Single Woman, And Bradley Richard Putch, An Unmarried Man, as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), her 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 19, Donelsonwood, as shown on plat of record in plat Book 2083, Page 26, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Isbelle Wells, married woman by Warranty Deed from Steven N. Swertfeger and Anna Elizabeth Archer Swertfeger, husband and wife of record as Instrument No. 20170411-0035294 in the Register's Office for Davidson County, Tennessee, dated April 7, 2017 and recorded on April 11, 2017.

Clint Wells joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **117 Donelsonwood Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2023.

GRANTOR:

Isbelle Wells

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Isbelle Wells, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of February, 2023.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2023.

GRANTOR:

Clint Wells

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Clint Wells, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of February, 2023.

Notary Public
My Commission expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

202302230012859

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-23-23.

Affiant Signature

2-23-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY