39B

Warranty Deed

Karen Johnson Davidson County Batch# 984163 DEEDWARR 03/23/2023 12:08:53 PM 2 pgs Fees: $13.00 Taxes: $2,612.20 20230323-0021138	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $706,000.00. Affiant Subscribed and sworn to before me, this the 21st day of March, 2023. Notary Public My commission expires: 7/6/24

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Justin Daugherty and Nicholas Cardwell	WESLEY MORTGAGE	091-02-1G-002.00-CO
6105 A New York Ave.	9009 Carothers Pkwy	A-3
Nashville, TN 37209	Franklin, TN 37067	

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, **AMY ELIZABETH IRVIN, ALSO KNOWN AS, AMY E. WYNN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN DAUGHERTY, AN UNMARRIED MAN, AND NICHOLAS CARDWELL, AN UNMARRIED MAN, AS TENANTS IN COMMON**, 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 Unit B and Common Area, 6105 King Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for 6105 King Townhomes of record in Instrument Number 20150803-0076749, as amended in Instrument No. 20150804-0077352, 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 Thomas L. Wynn, Jr. and wife, Amy E. Wynn by Warranty deed from Garafola Properties, LLC of record in Instrument No. 20160603-0056055 Register's Office for Davidson County, Tennessee, dated June 01, 2016 and recorded on June 03, 2016.

Being the same property conveyed to Amy Elizabeth Irvin, also known as Amy E. Wynn by Quitclaim deed from Thomas L. Wynn, Jr. of record in Instrument No. 20200929-0111937 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on September 29, 2020.

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.

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 21st day of March, 2023.

Amy Elizabeth Irvin a/k/a Amy E. Wynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Elizabeth Irvin, also known as, Amy E. Wynn, 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 21st day of March, 2023.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025