Karen Johnson Davidson County
Batch# 985841 DEEDWARR
03/29/2023 09:52:21 AM 2 pgs
Fees: $13.00 Taxes: $1,620.60
20230329-0022786

WARRANTY DEED

JM-BMR-22-3175

ASHLEY RAE FORT 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 $438,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Park and Michelle Park Michael William Park	**NEW OWNER**	
(NAME) **3175 Bridgepoint Dr**	(NAME) 3175 Bridgepoint Dr.	**059-04-0A-105.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Nashville TN 37207	
(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, **LESLIE S. WELLS AND CLARENCE L. WELLS, HUSBAND AND WIFE AND WHITNEY WELLS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM PARK AND MICHELLE PARK, HUSBAND AND WIFE, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST AND MICHAEL WILLIAM PARK, AN UNMARRIED MAN, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 123 on the Plan of Final Plat of Phase Brookview Subdivision Phase 4,5 and 6 of record in Plat at Instrument No. 20060303-0025044, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Leslie S. Wells and Clarence L. Wells, wife and husband and Whitney Wells, single, as tenants in common with right of survivorship by Warranty deed from Katherine Madison, unmarried of record in Instrument No. 20201001-0113633 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on October 01, 2020. (Value of consideration shown in aforementioned deed $295,000.00.)

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument Number 20060303-0025044, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20050207-0013977, amended in Instrument No. 20050311-0027337, supplemented in Instrument No. 20060512-0055856, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for open space/common areas of record in Instrument No. 20060512-0055853, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20050208-0014672 and Instrument No. 20051003-0118192, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 667, Page 206, Book 5055, Page 368, Book 5750, Page 91, Book 6764, Page 59 and Book 11472, Page 960, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3175 Bridgepoint Dr, Nashville, Tennessee 37207**.

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 14th DAY OF MARCH, 2023.

Leslie S. Wells

Clarence L. Wells

Whitney Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE S. WELLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARENCE L. WELLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY WELLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212