WARRANTY DEED

Karen Johnson Davidson County
Batch# 988932 DEEDWARR
04/05/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230405-0024848

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF April, 20 23

Notary Public

MY COMMISSION EXPIRES: 11/STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Rosaline L. Smith and James H. Smith Jr.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosaline L Smith and James H Smith Jr.	NEW OWNERS	
(NAME)	(NAME)	
2992 Sunnyview Drive	2992 Sunnyview Drive	05905030000
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Wild West Realty Group, LLC** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosaline L. Smith and James H. Smith Jr.** , HEREINAFTER CALLED THE GRANTEE, 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. 301 on the Plan of Buena Vista Estates Section 6a, (erroneously referred to as Section 5 and/or Section 6 in prior Deeds) of record in Plat Book 4660, Page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wild West Realty Group, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated July 8, 2022, and being of record at Instrument No. 20220715-0081662, in the amount of $250,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2992 Sunnyview Dr Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 4th day of April, 2023.

Wild West Realty Group, LLC

Member
By: Jeffrey Henry, Member

Member
By: Derek Terwilliger, Member

MEMBER
By: Christopher Bean, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jeffrey Henry, Derek Terwilliger, and Christopher Bean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to constitute all members of Wild West Realty Group, LLC, the within named bargainor, a Limited Liability Company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Members.

WITNESS my hand and official seal at office this 4th day of April, 2023.

Jacqueline G. Brown
Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 March April 4, 2023.

Affiant Signature

4/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of April, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026