Karen Johnson Davidson County
Batch# 992781 DEEDWARR
04/17/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20230417-0027910

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 13th day of April, 2023.

Notary Public
My Commission Expires: 10/2/2023

2023-88

Address of New Owner:	Send Tax Bills to:	Tax Information:
Randall Wade, Trustee and Kristina Wade, Trustee	New Owners	
850 Sutton Hill Road	P.O. Box 1236	118-10-0-206.00
Nashville, TN, 37204	Wilson, Wyoming 83014	

WARRANTY DEED

For and in 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, we

Mark Jecmen and Jacqueline Jecmen, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Randall Wade, Trustee of The Randall Wade Irrevocable Trust dated July 12, 2010, and Kristina Wade, Trustee of The Kristina Wade Irrevocable Trust dated July 12, 2010,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 18, Block E on the Map of Battlefield Estates, Section No. 2, as of record in Book 843, Page 108, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 50 feet on the Northerly side of Sutton Hill Road and runs back 210 feet on the Westerly line and 215 feet, more or less, on the Easterly line to the Southerly line of Lot No. 2, measuring 50 feet thereon.

Being the same property conveyed to Mark Jecmen and Jacqueline Jecmen, husband and wife by Warranty Deed from Achiever Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200210-0014722 Register's Office for Davidson County, Tennessee, dated February 06, 2020 and recorded on February 10, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **850 Sutton Hill Road, Nashville, TN 37204.**

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 our hands this 13th day of April, 2023.

Mark Jecmen

Jacqueline Jecmen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/13/2023.

D. Shayne Adair

4/14/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 **day of** April, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026