Karen Johnson Davidson County
Batch# 992832 DEEDWARR
04/17/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230417-0027981

Warranty Deed

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this the 14th day of April, 2023. Julie Baily Notary Public My commission expires: 9-2-2024

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:
Paragon Group, LLC	New Owner(s)	072-11-0-083.00
1400 5th Avenue North		
Nashville, TN 37208		

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, **WOLFE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PARAGON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 situated in Davidson County, Tennessee:

Lot 43, Glenmeade, as shown on plat of record in Plat Book 974, Page 32, in the Register's Office of Davidson County, Tennessee.

Said lot No. 43 fronts 50 feet on the westerly side of McKinney Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jimmie John Owens and wife, Ella Dean Owens by Warranty deed from Campbell D. Mackey and wife, Maxie C. Mackey of record as Book 3466, Page 273, Register's Office for Davidson County, Tennessee, dated November 01, 1962 and recorded on December 14, 1962.

Said Jimmie John Owens became divested and said Ella Dean Appleton Owens became solely vested by way of that Final Decree of Divorce filed in Docket No. 57952, Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Ella Dean Owens, as Trustee of the Ella Dean Owens Living Trust dated June 10, 2022 by Quitclaim deed from Ella Dean Owens of record as Instrument Number 20220614-0067705, Register's Office for Davidson County, Tennessee, dated June 10, 2022 and recorded on June 14, 2022.

Being the same property conveyed to Wolfe Investments, LLC, a Tennessee limited liability company by Warranty deed from Ella Dean Owens, as Trustee of the Ella Dean Owens Living Trust dated June 10, 2022 of record as Instrument Number 20230309-0017082, Register's Office for Davidson County, Tennessee, dated March 03, 2023 and recorded on March 09, 2023.

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.

The address of the herein described property is believed to be 2411 Branch Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 14th day of April, 2023.

Wolfe Investments, LLC, a Tennessee Limited Liability Company

By: _____
Kristopher Wolfe, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

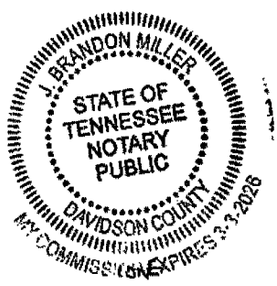
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristopher Wolfe, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Wolfe Investments, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of April, 2023.

_____
Notary Public

My Commission Expires:

3-3-26



Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 April 17, 2023 (date of document).

Affiant Signature

April 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023