Karen Johnson Davidson County
Batch# 997212 DEEDWARR
04/27/2023 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230427-0031170

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00.

Grant Wieseler
Affiant

Subscribed and sworn to me on 04/27/23.

Hunter B. Thrasher
NOTARY PUBLIC
My Commission Expires: 10-26-25

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Grant Wieseler 3106 Anderson Place Nashville, Tennessee 37216.	SAME AS NEW OWNER	072 06 3Q 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Everett P Davis and Janie Lynn Lankford, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Grant Wieseler, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1001 Thomas Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190926-0098035, as amended in Instrument No. 20210301-0025781, and being shown on Plat attached thereto as Exhibit "B", 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 Everett P. Davis and Janie Lynn Lankford, husband and wife, by Warranty Deed from Urban Dwell Homes, GP, a Tennessee General Partnership, of record in Instrument No. 20210319-0036783, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 19, 2021.
>
> Being the same property conveyed to Urban Dwell Homes, GP, A Tennessee General Partnership, by Warranty Deed from Select Home Solutions Group, LLC, A Mississippi Limited Liability Company, of record in Instrument No. 20191106-0114551, in the Register's Office of Davidson County, Tennessee, dated November 05, 2019 and recorded on November 06, 2019.
>
> This is improved property known as 3106 Anderson Place, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 04/27/23.

Everett P Davis

Janie Lynn Lankford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/27/23, before me personally appeared Everett P Davis and Janie Lynn Lankford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/27/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 27, 2023.

Signature
Date: April 27, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 27th day of April, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025