WARRANTY DEED

Karen Johnson Davidson County
Batch# 998469 DEEDWARR
05/02/2023 10 48 34 AM 2 pgs
Fees: $13.00 Taxes $5,383 50

20230502-0032378

JM-RF-23-1218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,455,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOIS C. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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)
Carman Wenkoff and Elaine Wenkoff	**Bay Equity LLC**	
(NAME)	(NAME)	
142 Heady Drive	**2300 Clayton Rd #1300**	**105-07-2J-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Concord, CA 94520**	
(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, **WEDGE PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARMAN WENKOFF AND ELAINE WENKOFF, HUSBAND AND WIFE,** 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:

Land situated in Davidson County, Tennessee, being Unit B, as established in the Declaration of Covenants, Conditions and Restrictions for Humphreys Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20181113-0111817, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to Wedge Properties, a Tennessee General Partnership by Warranty Deed from DreamInc., a Tennessee Corporation of record in Instrument No 20181108-0110561, Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 8, 2018

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years
- Plan of record in Book 1, Page 35, Chancery Court at Nashville, Tennessee.
- Plan of record in Plat Book 36, Page 117, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions for Humphreys Street Townhomes with By-Laws appended thereto, of record in Instrument Number 20181113-0111817, Register's Office for Davidson County, Tennessee
- Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Humphreys Street Townhomes, of record in Instrument Number 20181113-0111817, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230223-0011702, 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: **1218 Pillow Street, Nashville, Tennessee 37203**.

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 27th DAY OF APRIL, 2023

Wedge Properties, GP

BY: _____
Keith Dowd
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, signing for WEDGE PROPERTIES, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of WEDGE PROPERTIES, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 27th of April, 2023

_____
Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

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