Karen Johnson Davidson County
Batch# 999401 DEEDWARR
05/03/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230503-0032973

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
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 $465,000.00.

Carmen Oats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2023.

Julie Baily
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0074

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher M. Wheeler and Danielle M. Wheeler	Community Mortgage	Map: 07306001000
(NAME) 2703 Shadow Ln.	(NAME) 3401 College Blvd. Ste 220	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Leawood KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($465,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LILLIE HUFFMAN KIRBY, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER M. WHEELER AND DANIELLE M. WHEELER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 33 on the Plan of Riverwood Terrace of record in Book 1835, Page 134, Register's Office, Davidson County, Tennessee.

Said Lot Number 33 fronts 89.19 feet on the westerly side of Shadow Lane and extends back between lines 217.02 feet on the northerly side and 125.13 feet on the southerly side to a rear line measuring 119.55 feet thereon.

Being the same property conveyed to Lillie Huffman Kirby, by Quitclaim Deed from Lesta Pearl Huffman, an unmarried woman, retaining a life estate, of record in Instrument No. 20090817-0077096, dated July 19, 2001, Register's Office for said County. See also Warranty Deed of record in Book 3914, Page 131, said Register's Office.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 134, said Register's Office; (3) Subject to Deed of Conveyance to the City of Nashville (water mains) of record in Book 2087, page 543, said Register's Office; (4) Subject to Easement to Southern Bell Telephone and Telegraph Company of record in Book 2102, Page 361, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2147, Page 315, and Book 2087, Page 503, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2703 Shadow Ln., Nashville, TN 37216
(House No.) (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 our hands this 1st day of May, 2023.

Lillie Huffman Kirby

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 Lillie Huffman Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of May, 2023.

My Commission Expires: 3·3·26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 May 3, 2023 (date of document).

Affiant Signature

May 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of May, 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