Karen Johnson Davidson County
Batch# 1004384 DEEDWARR
05/17/2023 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230517-0037092

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$415,000.00
| Christopher Stephen Wheeler
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF May, 2023.
|
|NOTARY PUBLIC
|MY COMMISSION EXPIRES: 8-20-2023
| (AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Christopher Stephen Wheeler **1708 23rd Ave N** **Nashville, Tennessee 37208**	Truist Bank 131 W. Webster Street Whiteville, North Carolina 28472	MAP **081** GROUP **10 0** PARCEL **282.00**

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,

Dale Hire, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Christopher Stephen Wheeler, a single person

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 341 on J.M., T.J. and G.W. Harding's Plan of Lots, in North Nashville, as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 341 fronts 50 feet on the easterly side of Lealand Street or 23rd Avenue North, and runs back between parallel lines, 157 feet to an alley.

Being the same property conveyed to Dale Hire, married, by Warranty Deed from LaShonda Brigham, dated August 17, 2022 and filed of record August 22, 2022 in Instrument No. 20220822-0094404, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument 20220822-0094403, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1708 23rd Ave N, Nashville, Tennessee 37208.**

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.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 my hand and official seal at office this 17th day of May, 2023.

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, **Tonya Cherry,** 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 this the 17th day of May, 2023.

Affiant Signature
Date 05/17/2023

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON