Karen Johnson Davidson County
Batch# 1007299 DEEDWARR
05/24/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230524-0039194

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES: 4/19/26
(AFFIX SEAL)

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NO.(S)
Sparrow Investments, LLC	New Owner	Map: 12908002200
(NAME) 2911 Bluestream Lane	(NAME)	
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANN C. WISE, UNMARRIED,

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

SPARROW INVESTMENTS, LLC,

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:

LAND in Davidson County, Tennessee, being Lot No. 41 on the plan of Warner Park Valley, Section 1, of record in Book 3600, Pages 12, 13, and 14, Register's Office for said County.

SAID Lot No. 41 fronts 184.52 feet on the westerly margin of Percy Warner Boulevard and extends back 207.15 feet on the southerly line and 150.0 feet on the northerly line to a dead line in the rear, measuring 108.38 feet thereon.

Being the same property conveyed to Ronald W. Wise, Jr. and spouse, Ann C. Wise, by deed from William R. Snodgrass, Jr. and spouse, Sara M. Snodgrass, of record in Book 10913, Page 264, dated May 1, 1998, Register's Office for said County. The said Ronald W. Wise, Jr. died April 21, 2014, and title vested in Ann C. Wise, as surviving tenant by the entirety.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 3600, Pages 12, 13, and 14, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3466, Page 89, amended in Book 3534, Page 128, amended in Book 3577, Page 511, amended in Book 3702, Page 465, amended in Book 3770, Page 81, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1047 Percy Warner Blvd, Nashville, TN 37205
(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 18th day of May, 2023.

Ann C. Wise

Ann C. Wise

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 Ann C. Wise, 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, 18th day of May, 2023.

My Commission Expires: 3/6/24

Patricia Nicholls

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 5/18/23 (date of document).

Affiant Signature

5/24/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of May, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025