WARRANTY DEED

Karen Johnson Davidson County
Batch# 1009186 DEEDWARR
05/31/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230531-0040755

File No. DH-23-4041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Kelly Burgess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia Antoinette Depalma	New Owner	
(NAME)	(NAME)	
382 Ash Grove Drive		161-08-0-101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Wiser Development Group, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia Antoinette Depalma, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain parcel of real estate situated and located in Davidson County, Tennessee, and being Lot No. 142 on the Plan of Southwood Subdivision of record in Book 2663, pages 125 and 126, Register's Office for Davidson County.

Said Lot No. 142 fronts 130.03 feet on the Northerly side of Ash Grove Drive and extends back 285.3 feet on the Easterly line and 278.3 feet on the West line to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to Wiser Development Group LLC, a Tennessee limited liability company, by Warranty deed from Rebecca Joanne Thompson, an unmarried woman and Amber Holloway, a married woman of record in Instrument No. 20220621-0070646 Register's Office for Davidson County, Tennessee, dated May 05, 2022 and recorded on June 21, 2022.

This is property more commonly known as 382 Ash Grove Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26th day of May, 2023.

Wiser Development Group, LLC, a Tennessee Limited Liability Company

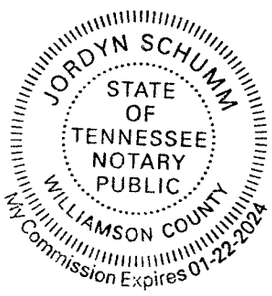
By: _____
Thomas Wiser, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Thomas Wiser, Sole Member of Wiser Development Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Wiser Development Group, LLC, the within named bargainor, a Limited Liability Company, and that such Thomas Wiser, Sole Member of Wiser Development Group, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN this 26th day of May, 2023.

_____
Notary Signature



My commission expires:_____

Certificate of Authenticity

I, Joshua A. Terry, 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 5/26/2023.

Affiant Signature – Joshua A. Terry

5/30/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/30/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON