Karen Johnson Davidson County
Batch# 1010359 DEEDWARR
06/02/2023 08 32 03 AM 2 pgs
Fees $13 00 Taxes $10,341 50
20230602-0041600

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No 63123
Dav Co. File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wiseman Revocable Living Trust, dated September 10, 2019 2315 Valley Brook Rd. Nashville, TN 37215	Commercial Bank & Trust PO Box 1000 Paris, TN 38242

TAX MAP PARCEL NUMBERS: 11710004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,795,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Davis Rolfe and Mary Katherine Rolfe, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto, **Thomas Lang Wiseman, Trustee of the Wiseman Revocable Living Trust, dated September 10, 2019** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows· **To Wit:**

Land in Davidson County, Tennessee, being Lot No 6 of Block 2 on the Plan of Woodmont Estates of record in Book 974, page 29, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to James Davis Rolfe and wife, Mary Katherine Rolfe by Warranty Deed from Adrienne W. Roberson, Brenda W. Hamilton and Phillip H Webster, equally as tenants in common, dated April 13, 2017 and recorded on April 25, 2017 of record in Instrument No 20170425-0040490, Register's Office for Davidson County, Tennessee

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan, with Owner's Certificate, of record in Book 974, page 29, said Register's Office, which Plan shows a 50 foot minimum building setback line from Valley Brook Road and Knollwood Road

This is improved property, known as 2315 Valley Brook Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 25th day of May, 2023

James Davis Rolfe

Mary Katherine Rolfe

State of Tennessee

County of Davidson

On this 25th day of May, 2023, before me the undersigned authority, personally appeared James Davis Rolfe and Mary Katherine Rolfe, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $2,795,000.00

Affiant

Sworn and subscribed before me this 25th day of May, 2023

Notary

My Commission Expires 7-7-2025

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7 2025