Karen Johnson Davidson County
Batch# 1011841 DEEDWARR
06/06/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230606-0043000

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (485,000.00).

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF JUNE, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Mark Riemer, John M. Riemer and Mary O. Riemer (NAME)	AMERICAN PACIFIC MTG CORP 580 MENLO DR, STE 2 ROCKLIN, CA 95765	073 13 0 159.00
2709 Mailan Drive Nashville, TN 37206 (ADDRESS)		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of June, 2023, the undersigned, **NATHAN JOHN WOLF, TRUSTEE OF NATHAN JOHN WOLF REVOCABLE TRUST DATED FEBRUARY 13, 2012**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MARK RIEMER, A SINGLE MAN, AND JOHN M. RIEMER AND MARY O. RIEMER, HUSBAND AND WIFE** , hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2709 MAILAN DRIVE, NASHVILLE, TN 37206** and more particularly described as follows:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 62 on the plan of Mailan Heights, as to record in Book 1835, Page 90 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Nathan John Wolf, Trustee of the Nathan John Wolf Revocable Trust Dated February 13, 2013, by Warranty Deed from Krista R. Reynolds a/k/a Krista R. Riddle, Unmarried, of record in Instrument No. 20130516-0049377, in the Register's Office of Davidson County, Tennessee, dated May 16, 2013, and recorded on May 16, 2013.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of June, 2023.

GRANTOR: Nathan John Wolf Revocable Trust dated February 13, 2012
By: Nathan John Wolf
Its: Trustee

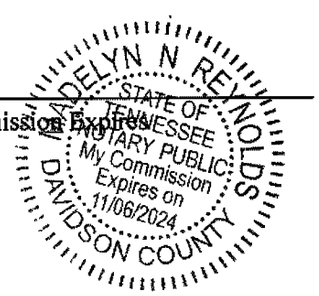
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Nathan John Wolf** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **Nathan John Wolf Revocable Trust dated February 13, 2012** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 2nd day of June, 2023.

Notary Public

My Commission Expires:



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 June 6, 2023 (date of document).

Affiant Signature

June 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of June, 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