WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012433 DEEDWARR
06/08/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230608-0043456

LR-SYH-23-914

STATE OF TENNESSEE
COUNTY OF **MONTGOMERY**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Steinhurst	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
914 Ilawood Drive	**9311 San Pedro Ave, #100**	**162-13-0-227.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WOLFE INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON STEINHURST, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 69-A on the Plan of Zone Lot Division, Lots 56, 57 and 69, Dreamland Estates Southeast, Section 2, as shown on plat of record in Plat Book 5200, Page 648 and amended in Book 6250, Page 802, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wolfe Investments, LLC by Warranty deed from Dean Baylor and Jennifer Baylor, husband and wife of record in Instrument No. 20230119-0004370 Register's Office for Davidson County, Tennessee, dated January 13, 2023 and recorded on January 19, 2023.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 648 and Book 6250, Page 802, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6426, Page 636, Book 6192, Page 926, Book 6437, Page 304 and correction recorded in Book 10036, Page 70 and Book 6467, Page 165, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 Ilawood Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7 DAY OF JUNE, 2023.

Wolfe Investments, LLC.

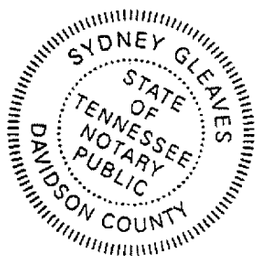
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WOLFE INVESTMENTS, LLC. the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of June, 2023.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tori Cole, 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 JUNE 7, 2023.

Tori Cole
Affiant Signature

Date: 6/7/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this JUNE 7, 2023.

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

