Karen Johnson Davidson County
Batch# 1023706 DEEDWARR
07/07/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230707-0052105

WARRANTY DEED

Andrew Suzore State of Tennessee Notary Public Davidson County

File No. EY-23-4733

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

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
Devan Zachary Wheat	New Owner	
(NAME)	(NAME)	
2225 Scott Avenue		072-10-0-276.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Shelby Livingston and Terry Sloan III, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devan Zachary Wheat, an unmarried man,** 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:

Land in Davidson County, Tennessee, being part of Lot Nos. 31 and 32 on the Plan of Montgomery Heights, of record in Plat Book 332, Page 47, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 55 feet on the East side of Scott Avenue and extends back between parallel lines 107 feet to a dead line, the Northwest corner of the Lot herein described being 110 feet of the Southeast intersection of Scott and Highland Avenues.

Being the same property conveyed to Shelby Livingston and Terry Sloan, III, wife and husband by Warranty Deed from Andrew Albee, an unmarried man of record in Instrument No. 20200116-0005834 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 16, 2020.

This is property more commonly known as 2225 Scott Avenue, Nashville, TN 37216.

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 ~~7th~~ 6th day of July, 2023.

SL

Shelby Livingston

Terry Sloan, III

STATE OF South Carolina
COUNTY OF Charleston

On this ~~7th~~ 6th day of July, 2023, before me personally appeared Shelby Livingston and Terry Sloan III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~7th~~ 6th day of July, 2023.

Notary Signature
My commission expires: August 18, 2030

AKSHA WILLIAMS
NOTARY PUBLIC
My Comm. Exp.
Aug 18, 2030
STATE OF SOUTH CAROLINA

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 07/06/2023 (date of document).

Affiant Signature

07/07/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of July, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

