Karen Johnson Davidson County
Batch# 1031083 DEEDWARR
07/26/2023 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230726-0057645

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745238** MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 08/08/2026 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 25th day of July, 2023. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wildwood Development, LLC	New Owner	Tax Parcel ID No. 129 01 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet Elaine Wiseman, Trustee of the Janet & Thomas Wiseman III Living Trust, established by the Revocable Trust Agreement of Thomas A. Wiseman III and Janet Elaine Wiseman dated June 30, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wildwood Development LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 952, on the Plan of West Meade Farms Inc., Section XV, of record in Plat Book 2663, Pages 54 and 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas A. Wiseman III and/or Janet Elaine Wiseman, Trustees of the Janet & Thomas Wiseman III Living Trust, established by the Revocable Trust Agreement of Thomas A. Wiseman III and Janet Elaine Wiseman dated June 30, 2022 by Quitclaim Deed from Thomas A. Wiseman III and wife, Janet Elaine Wiseman, of record in Instrument No. 20220705-0077380, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022, and recorded on July 05, 2022.

Trust agreement authorizes either Trustee to act alone without the signature, consent, approval, or joinder of the other.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms Inc., Section XV, as recorded in Plat Book 2663, Page(s) 54-55 and revised in Plat Book 2663, Page 105.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2794, Page 611, as amended in Book 2965, Page 17 and corrected in Book 3098, Page 135.

This is improved property located at 6612 Jocelyn Hollow Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2023.

Janet & Thomas Wiseman III Living Trust

Janet Elaine Wiseman Trustee

BY: Janet Elaine Wiseman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet Elaine Wiseman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for the Janet & Thomas Wiseman III Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of July, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 25, 2023.

Affiant Signature

7/25/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 25 day of July, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY