Karen Johnson Davidson County
Batch# 1035098 DEEDWARR
08/07/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,207.05
20230807-0060683

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $596,500.00

Amanda Mayer
Affiant

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 3rd **day of August, 2023.**

Laura Elizabeth Mathis
Notary Public
My commission expires: 3-28-26

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Syndey E Wolfe and Nicholas J Stegmeyer 1205 Apache Lane Madison, TN 37115	New Owner	052-12-0-092

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Tomahawk Properties, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sydney E. Wolfe, a single woman and Nicholas J. Stegmeyer, a single man, as joint tenants with the right of survivorship** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Reserved Parcel "B" on the Plan of Sequoia Valley Subdivision, Section II, as of record in Book 3700 Page 114, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Reserved Parcel B: Said Parcel fronts 60.0 feet on the northerly margin of Apache Lane and runs back 236.5 feet on the westerly line and 175.0 feet on the easterly line to a rear line which measures 80.8 feet.

Being the same property conveyed to Tomahawk Properties, LLC by Quitclaim Deed from Derrick Sandoval of record in Instrument No. 20220316-0030712, Register's Office for Davidson County, Tennessee, and dated March 9, 2022.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Sequoia Valley of record in Book 3700 Page 114 Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230328-0022389 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1205 Apache Lane, Madison, TN 37115

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of August, 2023.

Tomahawk Properties, LLC, a Tennessee Limited Liability Company

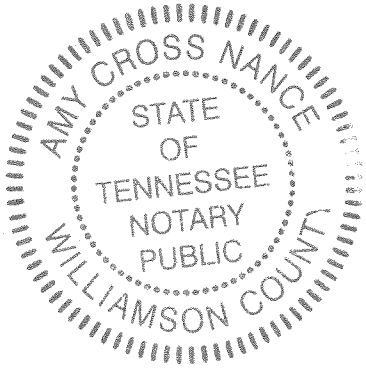
By: _____
Derrick G. Sandoval, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Derrick G. Sandoval, Manager of Tomahawk Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Tomahawk Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Derrick G. Sandoval, Manager of Tomahawk Properties, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Franklin, this 2nd day of August, 2023.

_____
Notary Signature
My commission expires: 2/7/27



Certificate of Authenticity

I, Tonya Loftin, 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 **August 2, 2023**.

Date

Tonya Loftin
Affiant Signature

August 4, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of August, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)