Karen Johnson Davidson County
Batch# 1044940 DEEDWARR
08/31/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230831-0068352

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me this 28th day of August, 2023.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

2023-305

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Riley Wampler and Jazlin Hanson	New Owner	
2842 McGavock Pike		073-07-0-012.00
Nashville, TN, 37214		

WARRANTY DEED

For and in 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, we

Joel Levy and Marcia Evers Levy, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John Riley Wampler, a single man, and Jazlin Hanson, a single woman, as joint tenants with right of surviorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Section Six, Sunset View of record in Plat Book 2900, Page(s) 54 and 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel Levy and Marcia Evers Levy, husband and wife by Warranty Deed from Gary V. Faust and Debra Faust, husband and wife of record in Instrument No. 20221214-0129521, Register's Office for Davidson, Tennessee, dated December 7, 2022 and recorded on December 14, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2842 McGavock Pike, Nashville, TN 37214.**

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 our hands this 25th day of August, 2023.

Joel Levy

Marcia Evers Levy

STATE OF MISSOURI
COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Levy and Marcia Evers Levy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Louis, Missouri, this 25th day of August, 2023.

Notary Public
My Commission Expires: 6-24-25

BRANDON JOHNSON
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13828293
My Commission Expires Jun 24, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 8/25/2023.

Affiant Signature – Joshua A. Terry

8/31/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27