Karen Johnson Davidson County
Batch# 1047475 DEEDWARR
09/07/2023 02 47 57 PM 2 pgs
Fees $13 00 Taxes $1,480 00
20230907-0070360

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
~~$440,000.00~~ $400,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September , 2023.

Notary Public

My commission expires: 1/8/24

**THIS INSTRUMENT PREPARED BY:**
Keith H Solomon, Attorney
LHI LTC Title
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Leticia Wolf and Matt Mahaffey** | **Leticia Wolf and Matt Mahaffey** | **052 09 0 090.00** |
| **412 Grapevine Ave** | **412 Grapevine Ave** | |
| **Madison, TN 37115** | **Madison, TN 37115** | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

**Bryson R. Nelson and Bethany Nelson and Shannon K. Hall**

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

**Leticia Wolf and Matt Mahaffey, married**

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

BEING the Northerly part of Lot Number 15 on the Plan of Montague Park Subdivision of Tracts 27 to 32 Inclusive in Plan of Montague, as of record in Plat Book 421, Page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 15 fronts 99.5 feet on the Southerly margin of Grapevine Avenue and runs back 70.5 feet on the Easterly line and 70.5 feet on the Westerly line, to a line in the rear, measuring 95 feet, more or less

Being the same property conveyed to Bryson R. Nelson and Bethany Nelson and Shannon K Hall, Joint Tenants, by Warranty Deed from Travis Glen Mann, unmarried, of record in Instrument No 20210224-0022812, in the Register's Office of Davidson County, Tennessee, dated February 19, 2021 and recorded on February 24, 2021

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #:** GRR-23-0412

SP 11/2015

This is improved property known as **412 Grapevine Ave, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themself, their 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of September, 2023

Bryson R Nelson

Bethany Nelson

Shannon K Hall

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bryson R Nelson and Bethany Nelson, and Shannon K Hall, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of September, 2023.

Notary Public
My Commission Expires: 03/14/25

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shannon K. Hall, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her names above.

Witness my hand and official seal this 31st day of August, 2023

Notary Public
My Commission Expires: 03/14/25

KEITH H SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SP 11/2015