Karen Johnson Davidson County
Batch# 1052915 DEEDWARR
09/22/2023 09 52 13 AM 2 pgs
Fees $13 00 Taxes $1,702 00
20230922-0074555

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $460,000 00 Affiant Subscribed and sworn to before me, this the 21st day of September, 2023 Notary Public My commission expires 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To.	Map/Parcel Numbers
Domicile Properties, LLC	NEW OWNER	094-01-0-172 00
100 Powell Place, #1275		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BENNIE O. WHEELER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOMICILE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, being Lot No. 193 on the Plan of Payne, Blakemore and Cummings Addition to Nashville as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 193 fronts 50 1/4 feet on the Easterly side of South 12th Street and runs back between lines 173.8 feet on the North line and 168.4 feet on the South line to an alley on which it measures 50 feet.

Being the same property conveyed to Velma Best by Installment Deed from Dodson Batson and wife, Emma Batson of record in Book 2748, page 138, Register's Office for Davidson County, Tennessee, dated May 03, 1958 and recorded on May 09, 1958.

Velma Best died on May 28, 1988 and the herein-described property vested in Pauline B. Sullivan pursuant to the Last Will and Testament of Velma Reyer Best, of record in Will Book 163 Page 552.

Pauline B. Sullivan died on April 12, 1998 and in accordance with the Affidavit of Heirship, recorded on June 13, 2001 in Instrument No 20010613-0062277, Register's Office for Davidson County, Tennessee, the herein-described real property vested in the heirs at law of Pauline Sullivan upon her death

This property was conveyed to Bennie O. Wheeler by Quitclaim Deed from the heirs at law of Pauline Sullivan, namely: Henry R. Wheeler, Elizabeth A. Cross, Samuel N. Sullivan and Bettye M. Sullivan, of record in Instrument No. 20010613-0062277 Register's Office for Davidson County, Tennessee, dated June 08, 2001 and recorded on June 13, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 707 South 12th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of September, 2023.

Bennie O. Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bennie O. Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2023.

Notary Public

My Commission Expires: 3.5.26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025