Karen Johnson Davidson County
Batch# 1060898 DEEDWARR
10/16/2023 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,137.75
20231016-0081027

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238807

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$307,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of October, 2023.

Notary Public
My Commission Expires: 11.2.24

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of October, 2023, among:

WILMA J. SATTERFIELD

A WIDOWER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WELA VENTURES LLC
A TENNESSEE LIMITED LIABILITY COMPANY
of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 17 and the westerly 90 feet of Lot No. 18 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County.

Said parts of Lots Nos. 17 and 18 front together 95 feet on the northerly side of Curdwood Avenue, formerly Maplewood Boulevard, and runs back 263 feet 3 inches, more or less, on the westerly line, to the southerly line of Lot No. 24 and 260.3 feet, more or less, on the easterly line, to the southerly line of Lot No. 23, measuring 95 feet on said rear line.

Being the same property conveyed to Lorene Barnhill and Wilma J. Barnhill by deed from Jesse Claborne Mangrum and wife, Eunice V. Mangrum, dated July 2, 1961, of record in Book 3251, page 189, Register's Office for Davidson County, Tennessee. The property was further conveyed to Wilma J. Satterfield by deed from Niles S. Nimmo, Trustee, dated March 9, 1990, of record in Book 8062, page 905, said Register's Office.

This property being known as 929 Curdwood Blvd., Nashville, TN 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Wilma J. Satterfield

Wilma J. Satterfield

State of North Carolina
County of Carteret

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Wilma J. Satterfield, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of October, 2023.

Heather M Waters
Notary Public
My Commission Expires: 03/21/2026

HEATHER M WATERS
NOTARY PUBLIC
Carteret County
North Carolina
My Commission Expires March 21, 2026

Owner Name & Property Address:

Name: Wela Ventures LLC
Address: 929 Curdwood Blvd.
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: **Wela Ventures LLC**
Address: **3521 S Mt Juliet Rd**
City, State, Zip: **Hermitage, TN 37076**

Tax ID: 061-11-059.00

Certificate of Authenticity

I, Nick Harris, 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 **October 13, 2023**.

Affiant Signature

10/13/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: _____
Date

