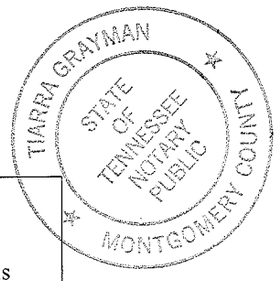
Warranty Deed



Karen Johnson Davidson County Batch# 1063029 DEEDWARR 10/19/2023 04:13:30 PM 3 pgs Fees: $18.00 Taxes: $5,069.00 20231019-0082192	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,370,000.00. Affiant Subscribed and sworn to before me, this the 18th day of October, 2023. Notary Public My commission expires: 10/16/2024

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:
John Christian Cooke Mahre Leslie Gillette Vaughn Mahre	New Owner	083-09-0-300.00
1412 Ordway Place		
Nashville, TN 37206		

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, **PETER C. WILSON AND MELANI W. WILSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CHRISTIAN COOKE MAHRE AND LESLIE GILLETTE VAUGHN MAHRE, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Subdivision of the A. V. S. Lindsley, 29 acre Tract of record in Plat Book 57, Page 66, 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 Andy Detwiler, a single person, by Warranty Deed from Pat Holden, unmarried, of record in Instrument No. 20090714-0065678 Register's Office for Davidson County, Tennessee, dated July 10, 2009 and recorded on July 14, 2009.

Being the same property conveyed to Andy Detwiler and Elizabeth M. Foster, husband and wife, as tenants by the entirety by Quitclaim Deed from Andy Detwiler, a married man, of record in Instrument No. 20151228-0129555 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on December 28, 2015.

Being the same property conveyed to Peter C. Wilson and Melani W. Wilson, husband and wife by Warranty deed from Andy Detwiler and Elizabeth M. Detwiler, f/k/a Elizabeth M. Foster, husband and wife of record in Instrument No. 20230131-0007221 Register's Office for Davidson County, Tennessee, dated January 31, 2023 and recorded on January 31, 2023.

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 1412 Ordway Place, 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 18th day of October, 2023.

Peter C. Wilson

Melani W. Wilson

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 Peter C. Wilson and Melani W. Wilson, 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 18th day of October, 2023.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 10/18/23.

Affiant Signature – Joshua A. Terry

10/19/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/19/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27