WARRANTY DEED

Karen Johnson Davidson County
Batch# 1065756 DEEDWARR
10/27/2023 10:58:16 AM 2 pgs
Fees: $13.00 Taxes: $7,892.21

20231027-0084180

JM-FK-23-2415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,133,030.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bryan Wilburn and Shanin Wilburn	**NEW OWNER**	
(NAME)	(NAME)	**104-16-0-207.00**
4939 Manson Ct.		
(ADDRESS)	(ADDRESS)	
Dallas, TX 75229		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DREAMINC., A TENNESSEE FOR PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYAN WILBURN AND SHANIN WILBURN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Southerly 50 feet of the easterly 115 feet of Lot No. 169 on the Map of Belmont Land Company's Plan of record called Belmont Heights, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 169 fronts 50 feet on the westerly side of Oakland Avenue and runs back between parallel lines 115 feet along the northerly margin of Beechwood Avenue to a dead line at the rear.

Being the same property conveyed to Dreaminc., a Tennessee for profit corporation by Warranty Deed from Reuben Turner Jordan and wife Gloria Jean Jordan, of record in Instrument No. 20201112-0133367, Register's Office for Davidson County, Tennessee, dated November 5, 2020 and recorded on November 12, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 365, Page 39 and Book 699, Page 273, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way of record in Book 998, Page 689, being modified in Access and Utility Easement Agreement of record in Instrument No. 20230720-0056000, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2415 Oakland Avenue, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF OCTOBER, 2023.

DreamInc.

BY: _____
Joseph Kovalick, II
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH KOVALICK, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DREAMINC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 25th of October, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212