THIS INSTRUMENT PREPARED BY: RETURN TO: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37869	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $583,000.00. Affiant Subscribed and sworn to before me this 27th day of October, 2023. Notary Public My Commission Expires:

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Olivia Holzer and Ronna Weyland 2345 Revere Place Nashville, TN 37214	NEW OWNER	Map and Parcel No.: 08415017900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, John A. Wells, IV and wife, Portia A. Wells, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Ronna Michelle Weyland, an unmarried woman and Olivia Marie Holzer, an unmarried woman ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2345 Revere Place, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1066107 DEEDWARR
10/30/2023 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $2,157.10
20231030-0084730

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of October, 2023.

John A. Wells, IV

Portia H. Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John A. Wells, IV and Portia A. Wells, 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.

Witness my hand, at office, this 27th day of October, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lot 22, Section One, Castlewood Estates, of record in Book 8250, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John A. Wells, IV and wife, Portia H. Wells, by deed dated December 2, 2002 from Johnny R. crumby and wife, Bonita C. Crumby of record in Instrument No. 20021205-0149793, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive Covenants contained in an instrument of record in Book 8759, Page 511, Book 8872, Page 344, and Book 8888, Page 568, Register's Office for Davidson County, Tennessee.
2. All matters appearing on the Plan of record as Book 8250, Page 74, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4888, Page 549, Register's Office for Davidson County, Tennessee.
4. Permanent Drainage Easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Instrument No. 20181218-0122985, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 27, 2023.

Affiant
Date: October 30, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of October 2023

Notary Public

My Commission Expires: 9/8/25

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY