RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073384 DEEDWARR
11/20/2023 10:16:15 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20231120-0090121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF November, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE TENNESSEE NOTARY PUBLIC DAWN MICHELLE OSBORNE SUMNER COUNTY My Commission Expires 04-28-25

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Geny, Sr.	SAME AS NEW OWNER	
(NAME)	(NAME)	
7347 Charlotte Pike		091 15 0 219.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GREGORY T. WOLF AND WIFE, DEBRA M. WOLF**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES H. GENY, SR., A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 7 and 8 on the Revised Map of D. E. Rutherford's Subdivision of Block 10 of the Charlotte Park Company's Addition, as of record in Book 547, Page 164, said Register's Office, to which plan reference is here made for a more complete description.

Being the same property conveyed to Gregory T. Wolf and wife, Debra M. Wolf, by Quitclaim Deed from Stephen J. Wolf, unmarried, of record in Instrument No. 20031201-0172211, in the Register's Office of Davidson County, Tennessee, dated November 19, 2003, and recorded on December 01, 2003.

Being the same property conveyed to Rusty L. Moore, Trustee, by Quitclaim Deed from Stephen J. Wolf, unmarried, of record in Book 10312, Page 422, in the Register's Office of Davidson County, Tennessee, dated December 12, 1996, and recorded on January 06, 1997.

Being the same property conveyed to Stephen J. Wolf, unmarried, by Warranty Deed from William Richmond Rochelle, Robert L. Rochelle, Francis R. Rochelle and Susan Rochelle Everett, of record in Book 7962, Page 872, in the Register's Office of Davidson County, Tennessee, dated October 10, 1989, and recorded on October 18, 1989.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5005 Elkins Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17th day of November, 2023

GREGORY T. WOLF

DEBRA M. WOLF

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory T. Wolf and Debra M. Wolf, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2023.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public