WARRANTY DEED

Karen Johnson
Batch # 1078110
12/04/2023 03:06:09 PM
Fees: $13.00 Taxes: $3,108.00

Davidson County
DEEDWARR
2 pgs

20231204-0093544

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $840,000.00.

Affiant

Subscribed and sworn to me on 11/30/23.

NOTARY PUBLIC

My Commission Expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Dayton Wheeler Jr. Leah Wheeler 1908 Myleen Pl. Old Hickory, TN 37138	Wesley Mortgage, LLC 9009 Carothers Pkwy, Ste A-3 Franklin, TN 37067	064-03-0A-093.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Annmarie L. Tedesco and Michael Tamberrino, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Dayton Wheeler, Jr. and Leah Wheeler, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of The Plan of Brandywine Pointe, Phase Eleven, Section One of record in Plat Book 9700, Page 148, 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 Annmarie L. Tedesco and Michael Tamberrino, wife and husband, by Warranty Deed from Paul Sherrick and wife, Leslie Sherrick of record in Instrument No. 20201230-0154673, Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on December 30, 2020.
>
> This is improved property known as 1908 Myleen Pl., Old Hickory, Tennessee 37138.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 11/ 29 /23.

Annmarie L. Tedesco

Annmarie L. Tedesco

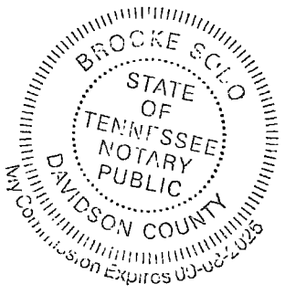
Michael Tamberrino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/ 29 /23, before me personally appeared Annmarie L. Tedesco and Michael Tamberrino, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/ 29 /23.

NOTARY PUBLIC



My Commission Expires: 9/8/25