PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch # 1080737 DEEDWARR
12/12/2023 10:05:52 AM 2 pgs
Fees: $13.00 Taxes: $3,061.75
20231212-0095636

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $827,500.00.

Affiant

Sworn to and subscribed before me this 11th day of December, 2023.

Notary Public
My Commission Expires: 9-30-2024

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jackson Wetherington and Emily McCartney	4916 Indiana Avenue	Owner	091-11-0-407-00
4916 Indiana Avenue			
Nashville, TN 37209-2149	Nashville, TN 37209-2149		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Benjamin Lee Wagonfield and Amanda Ann Wagonfield, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Jackson Wetherington and Emily McCartney, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Resubdivision of Lots 821 and 823 of Block 129, Plan No.1 West Nashville Subdivision No. 2012-136-001 and a Portion of Abandoned 50th, Ave.N., of record in Plat Instrument No. 20150521-0046823, amended in Instrument No. 20160415-0036622, 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 Benjamin Lee Wagonfield and Amanda Ann Wagonfield, husband and wife by Warranty Deed from Brett M. Shoemaker and Meredith M. Gomes, husband and wife of record in Instrument No. 20201218-0150174 Register's Office for Davidson County, Tennessee, dated December 14, 2020 and recorded on December 18, 2020.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2023, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Instrument Number 20150521-0046823 and amended in Instrument Number 2016415-0036622, Register's Office of Davidson County, Tennessee.
Electric Service Agreement of record in Instrument Number 20151124-0119379, in the Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 11th day of December, 2023.

Benjamin Lee Wagonfield

Amanda Ann Wagonfield

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Benjamin Lee Wagonfield and Amanda Ann Wagonfield, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of December, 2023.

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2/28/25