WARRANTY DEED

Karen Johnson Davidson County
Batch# 1087156 DEEDWARR
12/29/2023 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,816.70
20231229-0100272

File #23-PA-3317-BM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $491,000.00.

Ethan Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TROY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ethan Wilson and Laurel Ann Wilson	**NFM, Inc. DBA NFM Lending and/or the Department of Housing and Urban Development**	
(NAME)	(NAME)	**133 03 0 123.00**
3317 Dumas Drive	**1190 Winterson Road, Suite 300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Linthicum, MD 21090**	
(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, **PATRICIA GAYLE BREECE AND RICHARD DEAN BREECE, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ETHAN WILSON, AN UNMARRIED MAN, AND LAUREL ANN WILSON, A MARRIED WOMAN** 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:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Glencoe Acres, Section II, of record in Plat Book 1835, Pages 136, 137, and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 162 fronts 147.3 feet on the Southwesterly margin of Dumas Drive and runs back 177.8 feet on the Northwesterly side and 194.19 feet on the Southeasterly side to a dead line measuring 53.2 feet thereon.

Being the same property conveyed to Richard Dean Breece, as to one-half (1/2) undivided interest, by Quitclaim Deed from Patricia Gayle Breece, of record in Instrument No. 20000717-0069957, in the Register's Office of Davidson County, Tennessee, dated July 12, 2000 and recorded on July 17, 2000.

Being the same property conveyed to Patricia Gayle Breece, by Quitclaim Deed from R. M. B. Realty Company, of record in Book 11256, Page 413, in the Register's Office of Davidson County, Tennessee, dated December 17, 1998 and recorded on December 17, 1998.

Being the same property conveyed to R. M. B. Realty Company, by Warranty Deed from Melinda D. Voorhies and Mary M. Voorhies, of record in Book 6353, Page 606, in the Register's Office of Davidson County, Tennessee, dated August 03, 1984 and recorded on August 06, 1984.

This conveyance is subject to:
*County of Davison taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glencoe Acres, Section II, as recorded in Plat Book 1835, Page(s) 136, 137, and 138.

11. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1788, Page 495.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2088, Page 534, as amended in Book 2105, Page 633.

*Easement for Utilities, recorded in Book 2099, Page 408.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3317 Dumas Drive, Nashville, TN 37211**.

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 28th day of December, 2023.

Patricia Gayle Breece

Richard Dean Breece

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2023, before me personally appeared Patricia Gayle Breece, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of December, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2023, before me personally appeared Richard Dean Breece, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of December, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or the 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 this the 28th day of December, 2023.

Affiant Signature

Date 12/28/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024