Karen Johnson Davidson County
Batch# 1092990 DEEDWARR
01/23/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20240123-0004303

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF JANUARY 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandy Cates, single woman	Academy Mortgage Corporation (NAME)	
3024 Creekwood Drive (ADDRESS)	339 West 13490 South (ADDRESS)	060-02-0-170.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Draper, UT 84020 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tristan Wheeler and Hannah Wheeler, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brandy Cates, single woman, hereinafter called the Grantees, their heirs 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. 156 on the Plan of Parkwood Estates, Section One of record in Plat Book 2900, Page 119 and 120, 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 Tristan Wheeler and Hannah Wheeler, husband and wife by Warranty Deed from Jermaine S. Dobbins and Jennifer Eileen Ryan Dobbins, husband and wife of record in Instrument No. 20211201-0158313 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on December 1, 2021.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3024 Creekwood Drive, Nashville, TN 37207
(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/our hand(s) this 16th day of January, 2024.

WARRANTY DEED

(Continued)

Tristan Wheeler

Hannah Wheeler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tristan Wheeler and Hannah Wheeler, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2024.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/17/24.

Date

Celia Stewart-Rouse

Affiant Signature

1/17/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17th day of January, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

