THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-6867-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00. Andrew Wise Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2024. Notary Public MY COMMISSION EXPIRES: 9-21-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1093824 DEEDWARR
01/24/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240124-0004847

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Wise and Danielle Wise	Better Mortgage	
3728 Park Avenue	1427 Energy Park Dr	092-13-0-054.00
Nashville, TN 37209	St Paul MN 55108	
(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, **Jordan Ashley Mason and Taylor Whitten Mason**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Wise and Danielle Wise, a married couple**

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:

Land in Davidson County, Tennessee, being Lot No. 14 of Block 8, on the Plan of Charlotte Park 2nd Addition to Nashville of record in Plat Book 57, Page (s) 160 and 161, 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 Kristen Denmon, a single woman by Warranty deed from David B. Williams, Unmarried of record in Instrument No. 20181211-0120644, Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 11, 2018.

Being the same property conveyed to Jordan Ashley Mason and Taylor Whitten Mason, married as joint tenants with the right of survivorship by Warranty Deed from Kristen Denmon, a single woman of record in Instrument No. 20230413-0027139 Register's Office for Davidson County, Tennessee, dated April 11, 2023 and recorded on April 13, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3728 Park Avenue, Nashville, TN 37209**

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 our hands this the 23 day of January, 2024.

Jordan Ashley Mason

Taylor Whitten Mason

STATE OF CA
COUNTY OF SONOMA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jordan Ashley Mason,** ~~the bargainor,~~ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of JANUARY, 2024.

My Commission expires: 07-28-26

CLIVE K. PRASAD
COMM. #2409534
Notary Public - California
Sonoma County
My Comm. Expires July 28, 2026

Notary Public

STATE OF CA
COUNTY OF SONOMA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Taylor Whitten Mason,** ~~the bargainor,~~ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of JANUARY, 2024.

My Commission expires: 07-28-26

CLIVE K. PRASAD
COMM. #2409534
Notary Public - California
Sonoma County
My Comm. Expires July 28, 2026

Notary Public

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1-24-2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-24-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th **day of** January, **2**024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM