Karen Johnson Davidson County
Batch# 1107290 DEEDWARR
03/04/2024 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $551.30
20240304-0014950

BH

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $149,000.00.
Carmen Coats
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of February, 2024.
Brooke Hicks
NOTARY PUBLIC
My commission expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
WILD WEST REALTY GROUP LLC	WILD WEST REALTY GROUP LLC	053-08-0-132.00
(NAME)	(NAME)	
7221 Highway 70 South	7221 Highway 70 South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Wise Industries, Inc., a Tennessee corporation,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **WILD WEST REALTY GROUP LLC, a Tennessee limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, of Block 17, as shown on the map entitled Dabbs & Elliott Subdivision, of record in Book 547, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WISE INDUSTRIES, INC., by deed from TIM WATKINS, TRUSTEE OF THE TIM WATKINS REVOCABLE TRUST, DATED JUNE 5, 2019, of record as Instrument No. 20201110-0132195, dated November 5, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 306 28th Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County. Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of February, 2024.

Wise Industries, Inc., a Tennessee Corporation

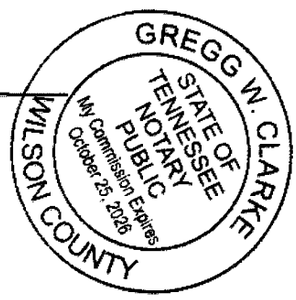
BY: _____, PRES
Ronald D. Wise, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ronald D. Wise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Wise Industries, Inc., the within named bargainors, a corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, this the 28th day of February, 2024.

_____
Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 28, 2024** (date of document).

Affiant Signature

March 4, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25