Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BRE-24-713

Karen Johnson
Batch # 1108957
03/08/2024 10:59:47 AM
Fees: $13.00 Taxes: $1,202.13

Davidson County
DEEDWARR
2 pgs

20240308-0016256

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$324,900.00**

Subscribed and sworn to before me this 5th day of March, 2024.

Notary Public
My Commission Expires: 11-3-25

Affiant

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Katherine Ann Wynn & **Matthew Douglas Wynn** **713 Cerro Vista Drive** **Goodlettsville, TN 37072**	Same as New Owner.	**025-12-0-035.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DREAM-MORE PROPERTIES, LLC, a Tennessee Limited Liability Company**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Katherine Ann Wynn and Matthew Douglas Wynn, wife and husband**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Clark Place, Section IV, at Goodlettsville, as of record in Book 2331, Page 74, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Douglas H. Williams and wife, Bessie M. Williams by Warranty Deed from Gaye N. Hughes, Janet N. Fyke, Carol N. Meriwether, James Wooton and Jamie Wooton dated December 29, 2003 and recorded January 8, 2004 in Instrument No. 20040108-0003368, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dream-More Properties, LLC by Substitute Trustee's Deed from Timothy D. Padgett PA Dba Padgett Law Group, dated October 19, 2023 and recorded November 2, 2023 in Instrument No. 20231102-0085838, Register's Office of Davidson County, Tennessee.

This is improved property known as: 713 Cerro Vista Drive, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 5th of March, 2024.

DREAM-MORE PROPERTIES, LLC
By: Eric Jones, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin F. Park**, a Notary Public in and for said County and State, **Eric Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be an authorized agent of **Dream-More Properties, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company, **Dream-More Properties, LLC** as a Member.

Witness my hand and official seal at Goodlettsville, Tennessee this the 5th March, 2024.

My Commission Expires: 1/31/26 NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026