Karen Johnson Davidson County
Batch# 1117252 DEEDWARR
04/02/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20240402-0022863

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$815,000.00~~.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2024.

Notary Public
My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
A. Bennett Wilfong and Weldon S. Wilfong 208 38th Avenue North Nashville TN 37209	UBS Bank USA, C/O Nationwide Title Clearing Inc., 2704 Alt 19 N. Palm Harbor, FL 34683	Tax Parcel ID No. 104 01 0 227.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Oudshoorn and Philippe Oudshoorn, Wife and Husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **A. Bennett Wilfong and Weldon S. Wilfong, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 and the Southerly 12 feet of Lot No. 129 on the Plan of WEST GROVE SUBDIVISION of record in Plat Book 421, Page 109, In the Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 62 feet on the Easterly side of 38th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Laura Oudshoorn and Philippe Oudshoorn, Wife and Husband, by Warranty Deed from Nathan P. Marty and Natalie Marty, Husband and wife, of record in Instrument No. 20210602-0073603, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021 and recorded on June 02, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Grove Subdivision, as recorded in Plat Book 421, Page(s) 109.

Easement for Storm Sewers And/or Sanitary Sewers, recorded in Book 4431, Page 68.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 208 38th Avenue North Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2024.

Philippe Oudshoorn

Laura Oudshoorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Philippe Oudshoorn and Laura Oudshoorn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2024.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

True Copy Certification

I, **Tonya Cherry,** 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 1 day of April, 2024.

Affiant Signature

Date 4-1-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

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