Karen Johnson Davidson County Batch# 1127855 DEEDWARR 04/26/2024 01:23:30 PM 3 pgs Fees: $18.00 Taxes: $370.00 20240426-0030491	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $100,000.00 Affiant Subscribed and sworn to before me, this 26 day of April, 2024. Notary Public My commission expires: 10/21/2024 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Wolfe Investments, LLC	**New Owner**	**08115049200**
605 Press Place	**605 Press Place**	
Nashville, TN 37208	**Nashville, TN 37208**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Albert Meals and Alice Meals, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wolfe Investments, LLC

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 the easterly 33-1/3 feet of Lot No. 12 on the Plan of J. M. and T.J. Harding's Addition to North Nashville as of record in Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Said part of Lot No. 12 fronts 33-1/3 feet on the northerly side of Scovel, formerly Madison Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alice Meals and Albert Meals, by Quitclaim Deed from Albert Meals, dated August 14, 2002, of record in Instrument No. 20020816-0099255, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1706 Scovel St, Nashville, TN 37208.

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 in 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.

Albert Meals by Alice Meals attorney in fact Date: 4/24/24
Albert Meals
By: Alice Delois Meals
Attorney in Fact

Alice Meals Date: 4/24/24
Alice Meals

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Alice Meals, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April 2024, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alice Delois Meals with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Albert Meals, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book 202404260030490 Page _____, in said Register's Office.

Witness my hand, at office, this 24th day of April 2024, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Debbie Paulsson, 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 4/24/2024 (date of document).

D Paulsson

Affiant Signature

4/26/2024

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

