Karen Johnson
Batch # 1130054
05/02/2024 10:58:12 AM
Fees: $13.00 Taxes: $555.00
Davidson County
DEEDWARR
2 pgs
20240502-0032182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2024.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Honky Tonk Homes **413 Van Buren, Unit 103** **Nashville, Tennessee 37217**	**SAME AS OWNER**	MAP 136 GROUP 14 0 PARCEL 198.00

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 acknowledged, we,

Kesha N. Dirkson, Authorized Signatory for
Kesha N. Dirkson, Cynthia Dirkson, Kenzer Dirkson, II,
Kia Rodriguez, Kirish Dirkson and Avia Peters
pursuant to DAVIDSON COUNTY CHANCERY CASE NO. 22-1610-II,
Agreed Order entered April 9, 2024

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Honky Tonk Homes LLC, a Tennessee Limited Liability Company,
and
Wolfe Investments LLC, a Tennessee Limited Liability Company

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. 156A of the Zone Lot Division of Lots 155 thru 164 Harbor Gate Section II, as of record in Plat Book 6900, Page 17, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Fannie Dirkson Lester and Cynthia B. Dirkson by Warranty Deed from Theodora R. Goggins, unmarried, dated August 31, 1994, and filed of record August 31, 1994, in Book 9452, Page 271, Register's Office for Davidson County, Tennessee. The said Fannie Dirkson Lester died intestate August 5, 2011. FURTHER Pursuant to Agreed Order entered April 9, 2024 in DAVIDSON COUNTY CHANCERY CASE NO. 22-1610-II, Kesha N Dirkson, having been appointed authorized Signatory for the heirs.

This conveyance is made subject to the following:
1) taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1006 Carla Court, Nashville, Tennessee 37217.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 my hand, at office, this 26 day of April, 2024.

Kesha N. Dirkson

Cynthia Dirkson, by Kesha N. Dirkson
Authorized Signatory pursuant to
DAVIDSON COUNTY CHANCERY CASE NO. 22-1610-II,
Agreed Order entered April 9, 2024

Kenzer Dirkson, II, by Kesha N. Dirkson
Authorized Signatory pursuant to
DAVIDSON COUNTY CHANCERY CASE NO. 22-1610-II,
Agreed Order entered April 9, 2024

Kia Rodriguez, by Kesha N. Dirkson
Authorized Signatory pursuant to
DAVIDSON COUNTY CHANCERY CASE NO. 22-1610-II,
Agreed Order entered April 9, 2024

Kirish Dirkson, by Kesha N. Dirkson
Authorized Signatory pursuant to
DAVIDSON COUNTY CHANCERY CASE NO. 22-1610-II,
Agreed Order entered April 9, 2024

Avia Peters, by Kesha N. Dirkson
Authorized Signatory pursuant to
DAVIDSON COUNTY CHANCERY CASE NO. 22-1610-II,
Agreed Order entered April 9, 2024

STATE OF Nevada
COUNTY OF County

Personally appeared before me, Kesha N Dirkson, with whom I am personally acquainted, (or who 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 26 day of April, 2024.

Farm Saechao Gutierrez
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-1805-1
My Appt. Expires February 7, 2026

NOTARY PUBLIC

My Commission Expires: 02/07/2026

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-CR24-1006