Karen Johnson Davidson County
Batch # 1137792 DEEDWARR
05/22/2024 10:14:23 AM 2 pgs
Fees: $13.00 Taxes: $1,509.60
20240522-0038064

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED EIGHT THOUSAND AND 00/100 ($408,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MAY, 2024.

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/17/27

(AFFIX SEAL)

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **William Luckett** (NAME) | **NEW OWNER** (NAME) | **119 01 0 302.00** |
| **939 Caldwell Lane Nashville, TN 37204** (ADDRESS) | **939 Caldwell Lane Nashville, TN 37204** (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of May, 2024, the undersigned, **AARON LEE WOLFE AND KELSEY REBECCA WOLFE, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **WILLIAM LUCKETT, AN UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **305 ROSE STREET, NASHVILLE, TN 37210** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Overhill City, of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 50 feet on the Southerly side of Rose Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aaron Lee Wolfe and Kelsey Rebecca Wolfe, husband and wife, by Warranty Deed from Clement Lehman and Katie Bernard, husband and wife, of record in Instrument No. 20190729-0074519, in the Register's Office of Davidson County, Tennessee, dated July 26, 2019 and recorded on July 29, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 15th day of May, 2024.

GRANTOR: Aaron Lee Wolfe

T.L.D.

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Harris
T.L.D

Personally, appeared before me, a Notary Public of the aforesaid authority, **Aaron Lee Wolfe**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

TAKARRA LESHELL DAVIS
Notary Public, State of Texas
Comm. Expires 06-02-2024
Notary ID 132502059

WITNESS my hand, at office, on this 15th day of May, 2024.

Takarra Leshell Davis
Notary Public

06-02-2024
My Commission Expires

GRANTOR: Kelsey Rebecca Wolfe

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Kelsey Rebecca Wolfe**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of May, 2024.

Takarra Leshell Davis
Notary Public

06-02-2024
My Commission Expires