Karen Johnson Davidson County
Batch# 1139973 DEEDWARR
05/29/2024 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20240529-0039596

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Michelle Kendig
Affiant

Subscribed and sworn to before me, this 24th day of MAY, 2024.

Patricia L Hurtt
Notary Public
My commission expires: _____

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC Commission Expires 03-15-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Carlos and Alexandra Sanchez 4308 Lindawood Drive Nashville, TN 37215	New Owner	131-05-0-003.00 131-05-0-003

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Arville V. Wheeler, Surviving Trustee of The A & E Wheeler Family Trust dated April 27, 2020, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Carlos Sanchez and Alexandra Sanchez, husband and wife, hereinafter called the Grantees, their successors 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. 9 on the Map of SNEED ESTATES, of record in Plat Book 2133, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 122 feet on the East side of Lindawood Drive and runs back between parallel lines 384 feet to a dead line.

Being the same property conveyed to Arville V. Wheeler and wife, Elizabeth H. Wheeler, by Warranty Deed from Pembroke R. Curry and wife, Sadie Mae Curry, of record in Book 4006, Page 821, in the Register's Office of Davidson County, Tennessee, dated April 14, 1966, and recorded on April 18, 1966.

Being the same property conveyed to Elizabeth H. Wheeler by Quitclaim Deed from Arville V. Wheeler, of record in Book 10717, Page 941, in the Register's Office of Davidson County, Tennessee, dated December 8, 1997, and recorded on December 11, 1997.

Being the same property conveyed to Arville V. Wheler and Elizabeth H. Wheeler, Trustees of The A & E Wheeler Family Trust, dated April 27, 2020, by Quitclaim Deed from Elizabeth H. Wheeler, of record in Instrument No. 20210114-0006525, in the Register's Office of Davidson County, Tennessee, dated July 1, 2020, and recorded on January 14, 2021. The said Elizabeth H. Wheeler having since died on February 5, 2021.

Arville V. Wheler and Arville V. Wheeler being one and the same person.

This property is improved property known as 4308 Lindawood Drive, Nashville, TN 37215.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 our hands this 24 day of MAY, 2024

Arville V. Wheeler

ARVILLE V. WHEELER, SURVIVING TRUSTEE

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARVILLE V. WHEELER the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further stated that he is Surviving Trustee of the A & E WHEELER FAMILY TRUST dated April 27, 2020, and as such trustee had authority to so act.

Witness my hand and seal this 24 day of May, 2024.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Michelle W Kendig, 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 5/24/24 (date of document).

Michelle W Kendig
Affiant Signature

5/28/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of May, 2024.

Rebecca A. DeBord
Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

