RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1141471 DEEDWARR
06/03/2024 09:47:06 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20240603-0040869

B-SH-24-909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Thomas Ayodele Odukoya	**New Owner**	
(NAME)	(NAME)	**092-06-0-181.01**
909 28th Ave N	**909 28th Ave N**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN WOLCOTT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS AYODELE ODUKOYA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Parts of Lots No. 10 and 11 on the Clare or Hadley Plan of Adam Young Lots of record in Book 57, Page 81, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point 177 feet South of the corner of Clare Avenue and 28th Avenue, being the corner of 28th Avenue and an alley, and, also, the Southeast corner of Lot No. 11 on the Clare or Hadley Plan referred to above, thence with the Northerly margin of said alley a distance of 63 feet in a Westerly direction, said margin being the Southerly boundaries of Lots No. 10 and 11 on the Clare or Hadley Plan referred to above, thence Northerly 50 feet with a line parallel to the boundary of 28th Avenue, thence Eastwardly 54 feet with a line parallel to the margins of said alley, thence twelve feet Southerly following the margin of 28th Avenue, thence 9 feet Easterly following the margin of 28th Avenue and thence Southerly 38 feet with the Western boundary of 28th Avenue to the point of beginning.

Being the same property conveyed to Max Khazanov by Warranty Deed from Ken Taylor and Douglas Williams D/B/A Taylor and Williams Contractors of record in Instrument No. 20140716-0062757 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 16, 2014.

Being the same property conveyed to E 3 Construction Services LLC by Quitclaim Deed from Max Khazanov, married of record in Instrument No. 20180206-0012108 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on February 06, 2018.

Being the same property conveyed to John Eldridge by Quitclaim Deed from E3 Construction Services LLC of record in Instrument No. 20181213-0121472 Register's Office for Davidson County, Tennessee, dated December 11, 2018 and recorded on December 13, 2018.

Being the same property conveyed to Kevin Wolcott, married by Quitclaim Deed from John Eldridge of record in Instrument No. 20190305-0019897 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on March 05, 2019.

Said Property is not, and has never been, the primay marital residence for within named Grantor.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 81, Register's Office for Davidson County, Tennessee.

- Conveyance to State of Tennessee for Highway Purposes of record in Book 4184, Page 360, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171220-0129557, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 28th Ave N, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31 DAY OF MAY, 2024.

Kevin Wolcott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212