THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $750,000.00 Affiant Subscribed and sworn to before me, this 4 day of June, 2024. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1143810 DEEDWARR
06/05/2024 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240605-0042227

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Claribel Wee 939 Rodney Drive Nashville, TN 37205	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive Ste 6 White House, TN 37188	Tax Parcel ID No. 115-01-0-006.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELENE HARVEY F/K/A MARIE DENISE HELENE HARVEY, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CLARIBEL WEE, AN UNMARRIED WOMAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Brook Meade Addition, Section II of record in Plat Book 2663, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas Kilpatrick Abbot and wife, Helene Harvey by deed from Gary W. Stookesberry, Jr. and Carrie J. Stooksberry, husband and wife of record in Instrument Number 20040614-0070146, Register's Office for Davidson County, Tennessee, dated June 10, 2004 and recorded on June 14, 2004.

Being the same property conveyed to Marie Denise Helene Harvey by Quitclaim Deed from Douglas Kilpatrick Abbot of record in Instrument No. 20190521-0048137 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 21, 2019.

This is improved property commonly known as: **939 Rodney Drive Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2024.

HELENE HARVEY

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 4th day of June, 2024.



Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tammy Carney,** 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 this the 4th day of June, 2024.

Affiant Signature

Date 6/4/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027