Karen Johnson
Batch # 1148370
06/18/2024 10:22:26 AM
Fees: $13.00 Taxes: $3,034.00

Davidson County
DEEDWARR
2 pgs

20240618-0045688

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, greater is $820,000.00.

Affiant

Subscribed and sworn before me this the 29th day of May, 2024 .

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Logan S. Edmonds Kaitlyn Edmonds 4936 Salem Dr. Nashville, TN 37211	NEW OWNER	147-09-0 076.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK WOLFE AND JACQUELINE DESELMS A/K/A JACQUELINE DESELMS-WOLFE, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to LOGAN SCOTT EDMONDS AND KAITLYN EDMONDS, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Caldwell County Estates, Section One, of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline DeSelms-Wolfe and Derek Wolfe, wife and husband, by deed dated 04/15/2016, from Terry E. DeSelms, of record in Instrument No. 20160419-0037538, Register's Office for said County.

Please see Specific Power of Attorney of record in instrument number 20240618-0045687, Register's Office for said County.
Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4936 Salem Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 29th day of May, 2024 .

Derek Wolfe by Tara DeSelms Stephens as Attorney in Fact
Derek Wolfe, By Tara DeSelms Stephens as Attorney in Fact

Jacqueline DeSelms by Tara DeSelms Stephens as Attorney in Fact
Jacqueline DeSelms, By Tara DeSelms Stephens as Attorney in Fact

STATE OF Tenn
COUNTY OF Sevier

On this 29th day of May, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared Tara DeSelms Stephens, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Derek Wolfe and Jacqueline DeSelms, by Specific Power of Attorney dated May 16, 2024, and who acknowledged that he executed the same as the free act and deed of Derek Wolfe, By Tara DeSelms Stephens, and Jacqueline Deselms, By Tara DeSelms Stephens.

Witness my hand and official seal this 29th day of May, 2024.

My Commission Expires: 8/2/26

Kathy B Johns
Notary Public

KATHY B. JOHNS STATE OF TENNESSEE NOTARY PUBLIC HAWKINS COUNTY

My Commission Expires
Aug. 2, 2026