Karen Johnson Davidson County
Batch# 1149762 DEEDWARR
06/24/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20240624-0046760

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/20/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 1/23/28

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF CRISTA KAY GRAHAM

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road, Suite 160
Brentwood, TN 37027
file # 2024-10710-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Wolfe Investments, LLC, A Tennessee Limited Liability Company	**New Owner**	061-16-0-304.00
1303 Sunnymeade Drive, Lots 55 and 56 BLK D		
Nashville, TN 37216		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeffrey W. Pitcher

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wolfe Investments, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

Land in Davidson County, Tennessee, being Lot Nos. 55 and 56 of Block D on the map of Sunnymeade Subdivision as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 55 and 56 adjoin and front together 100 feet on the northerly side of Sunnymeade Avenue and run back between parallel lines 140 feet to a dead line.

Parcel 2:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 57 of Block D on the map of Sunnymeade Subdivision as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Linda Ann Joseph, unmarried by Deed from Johnnie Doris Steelman, unmarried of record in Book 9099, page 533, Register's Office for Davidson County, Tennessee, dated September 27, 1993 and recorded on October 1, 1993.

Linda Ann Joseph, having died intestate on January 2, 2023, her interest in said property vesting in her sole heir at law, Jeffrey W. Pitcher. See Affidavits of Heirship of record in Instrument Nos. 20230906-0069851 and 20230906-0069852, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1303 Sunnymeade Drive, Lots 55 and 56 BLK D Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on June 20, 2024}.

Jeffrey W. Pitcher

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeffrey W. Pitcher, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 20, 2024.

Notary Public

My Commission Expires: 1/23/28

CRISTA A. CHOGHI
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File #: 2024-10710-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 20, 2024.

J. Carlton Drumwright

June 20, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 20, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY