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

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $860,000.00.

Affiant

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

Notary Public
My commission expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephen Eric Jolly	Movement Mortgage, LLC	083-06-0 222.00
1610 Franklin Ave	8024 Calvin Hall Road	
Nashville, TN 37206	Indian Land, SC 29707	

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, ADAM J. WISE AND VICTORIA B. GEORGE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHEN ERIC JOLLY, AN UNMARRIED MAN, 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, as described as follows:

Being Lot Number 7 and the easterly part of Lot Number 8 on the plan of the Subdivision of the J. S. Dunbar Home Place, as of record in Book 332, Page 156, Register's Office for Davidson County, Tennessee, and a 50 foot strip adjoining and immediately North of said Lot Number 7 and part of Lot Number 8, being a part of Franklin Avenue as originally established. Said Lot Number 7 and part of Lot Number 8 with the said strip front 52 feet on the southerly side of Franklin Avenue, as now established, and run back between parallel lines 247.5 feet, more or less, to an alley.

Being the same property conveyed to Adam J. Wise and Victoria B. George, husband and wife, as tenants by the entirety with rights of survivorship, by deed dated 12/14/2012, from Adam J. Wise and Victoria B. George, now husband and wife, of record in Instrument No. 20130115-0004891, Register's Office for said County.

Also being the same property conveyed to Adam J. Wise, an unmarried man, and Victoria B. George, an unmarried woman, as joint tenants with common law rights of survivorship, by deed dated 02/13/2009, from Sheila A. Dial, an unmarried woman, of record in Instrument No. 20090213-0012851, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1610 Franklin Ave, Nashville, TN 37206.

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.

AJW by JW AIF
VBG by JW AIF

Karen Johnson
Batch # 1163690
07/30/2024 10:06:21 AM
Fees: $13.00 Taxes: $3,182.00

Davidson County
DEEDWARR
2 pgs

20240730-0057461

Witness my hand this the 29 day of July, 2024.

Adam J Wise by Jenny West
Adam J. Wise by Jenny West as Attorney-in-Fact
Attorney in Fact

Victoria B George by Jenny West
Victoria B. George by Jenny West as Attorney-in-Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West 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 Adam J. Wise by Specific POWER OF ATTORNEY dated 07/21/2024, and who acknowledged that he executed the same as the free act and deed of Adam J. Wise.

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

My commission expires: 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West 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 Victoria B. George by Specific POWER OF ATTORNEY dated 07/21/2024, and who acknowledged that he executed the same as the free act and deed of Victoria B. George.

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

My commission expires: 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public