THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$650,000.00**. **Affiant** Subscribed and sworn to before me, this **8th day of August, 2024.** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1168446 DEEDWARR
08/13/2024 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240813-0061122

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Catherine A. Carney **779 Rodney Drive** **Nashville, TN 37205**	**SoFi Bank National Association** **2750 East Cottonwood Parkway** **Suite 300** **Cottonwood Heights, UT 84121**	**115-13-0-022.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Eric Wilkey, an unmarried man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Catherine A. Carney, an unmarried woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of West Meade Hills, Section 8, of record in Book 3600, Page (s) 61 and 62, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 209 fronts 147.05 feet on the Westerly side of Rodney Drive and extends back 480.0 feet on the Southerly line and 473.0 feet on the Northerly line, to a dead line in the rear, on which it measures 66.57 feet.

Being the same property conveyed to Eric Wilkey, unmarried by Warranty Deed from William G. Newman, unmarried of record in Instrument No. 20110926-0074056 Register's Office for Davidson County, Tennessee, dated September 16, 2011 and recorded on September 26, 2011 and Affidavit of Heirship of record in Instrument No, 20111128-0092463.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **779 Rodney Drive, Nashville, TN 37205**.

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 and assigns forever; and we do covenant with 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/our hand(s) this **8th day of August, 2024.**

Eric Wilkey

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of August, 2024, before me personally appeared Eric Wilkey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2024.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2024-310

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 08/8/24 (date of document).

Affiant Signature

08/8/24
Date

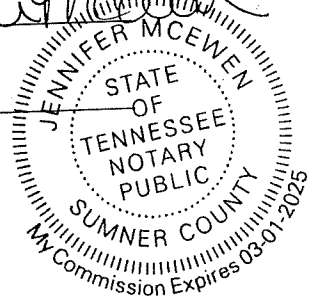
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 8th day of August, 2024

Notary Public

My Commission Expires:



NOTARY'S SEAL