Karen Johnson Davidson County
Batch# 1173206 DEEDWARR
08/22/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20240822-0064581

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wolfe Investments, LLC	New Owner	**08008043600**
605 Press Place apt 111		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 2804 Hydes Ferry Road Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wolfe Investments, LLC

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

Land in Davidson County, Tennessee, being Lot No. 14, Plan of River Meadows,Section 2, of record in Book 11700, Page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 2804 Hydes Ferry Road Trust, by Warranty Deed from Thantrail L Jones, unmarried, dated August 1, 2024, of record in Instrument No. 20240802-0058853, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4723, Page 396, said Register's Office.

Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

Title to that portion of the land lying below the ordinary low water mark of the Cumberland River

Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution

Changes in the boundaryof the subject property resulting from erosion or accretion caused by the flow of the Cumberland River

Matters shown on the Plan of record in Book 9700, Page 105, said Register's Office.

Any cemetery, burial plot or fire tower which may be located within or adjacent to the boundaries of the property and the rights of ingress and egress on the plat of the general public to any said cemetery, burial plot or fire tower.

Easement for ingress and egress to and from the cemetery

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2804 Hydes Ferry Rd, Nashville, TN 37218.

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.

_____ Date: 8/20/24

The 2804 Hydes Ferry Road Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 2804 Hydes Ferry Road Trust and that she is authorized by The 2804 Hydes Ferry Road Trust to execute this instrument on its behalf.

Witness my hand, at office, this 20 day of August, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1-1-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/20/24 (date of document).

Jennifer Russell
Affiant Signature

8/21/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

