THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7598-WE

Karen Johnson
Batch # 1175253
08/29/2024 10:21:41 AM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20240829-0066416

LARRY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00.

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Desloover and McKenzie Brandon	SWBC Mortgage Corp.	
2919 Dobbs Avenue	9311 San Pedro #100	119-14-0-057.00
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Wrigleyville Homes 4, LLC., a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Desloover, unmarried and McKenzie Brandon, unmarried as joint tenants with right of survivorship**

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, Block D on the Map of Woodbine Courts, Part 1, as of record in Plat Book 1130, Page 39, 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 VW 4 Life, LLC by Warranty Deed from Frances Eddy, Unmarried of record in Instrument No. 20210323-0038193 Register's Office for Davidson County, Tennessee, dated March 22, 2021 and recorded on March 23, 2021.

Being the same property conveyed to Cody F. Clark and Christina D. Clark, husband and wife by Quitclaim Deed from VW 4 Life, LLC of record in Instrument No. 20211222-0169215 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 22, 2021.

Being the same property conveyed to Wrigleyville Homes 4, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Cody F. Clark and Christina D. Clark, husband and wife of record in Instrument No. 20220407-0040476 Register's Office for Davidson County, Tennessee, dated April 06, 2022 and recorded on April 07, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2919 Dobbs Avenue, 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 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 is 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 our hands this the 23 day of August, 2024.

Wrigleyville Homes 4, LLC, a Tennessee Limited Liability Company

BY: _____
Cody Clark, Member

BY: _____
Christina Clark, Member

STATE OF Alabama
COUNTY OF Tuscaloosa

Before me, a Notary Public in and for said State and County, personally appeared Cody Clark, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **Wrigleyville Homes 4, LLC.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 23 day of August, 2024.

My Commission expires 1/15/25 _____
Notary Public

CHRISTY N WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF Alabama
COUNTY OF Tuscaloosa

Before me, a Notary Public in and for said State and County, personally appeared Christina Clark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of the maker, **Wrigleyville Homes 4, LLC.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 23 day of August, 2024.

My Commission expires 1/15/25 _____
Notary Public

CHRISTY N WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE