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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $700,000.00.

Affiant

Subscribed and sworn before me this the 6th day of September, 2024.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 1179239 DEEDWARR
09/09/2024 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240909-0069274

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address of New Owner:
Evan Muldoon
903 B Cahal Ave.
Nashville, TN 37206

Send Tax Bill to:
Same as
New owner

Tax Information:
072-09-4F 002.00

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, **KENNETH WELLS AND SARAH BETH WELLS F/K/A SARAH E. NOBLE, A MARRIED COUPLE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EVAN MULDOON, 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, being Unit B of 903 Cahal Avenue, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restrictions for 903 Cahal Avenue, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development, of record in Instrument No 20191011-0104428, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarah E. Noble, a single woman, by Warranty Deed dated 04/16/2020, from Legacy South Homes Fund I, LLC, a Tennessee limited liability company, of record in Instrument No. 20200421-0041674, Register's Office for Sumner County, Tennessee.

Subject to all Easements and Restrictions of record.

Kenneth Wells join in this conveyance to convey any marital interest he has in the property.

THIS IS IMPROVED PROPERTY KNOWN AS 903 B Cahal 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.

KW SEW

Witness my hand this the 6th day of September, 2024.

Kenneth Wells

Sarah Beth Wells FKA Sarah E. Noble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Wells and Sarah Beth Wells f/k/a Sarah E. Noble, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of September, 2024.

My commission expires:

9-7-26

Notary Public



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 6, 2024**.

Date

D Hardwick

Affiant Signature

September 9, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026