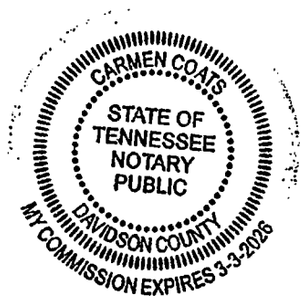
Karen Johnson
Batch # 1182246
09/16/2024 03:27:21 PM
Fees: $13.00 Taxes: $1,110.00
Davidson County
DEEDWARR
2 pgs
20240916-0071477

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Candra Robinson	United Wholesale Mortgage LLC	141-06-0B-016.00-CO
8185 Coley Davis Road	700 South Boulevard East	
Nashville, TN 37221	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN WADE AND WIFE, EMILY WADE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CANDRA ROBINSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 116 on the Plan of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended Tennessee Code Annotated, and as established by a Master Deed of record in Plat Book 11322, Page 931, amended in Book 11662, Page 988, Book 11662, Page 993, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the plat of Poplar Ridge Condominiums, as of record in Book 9700, Pages 829 and 830 said in the Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Jonathan Wade and wife, Emily Wade by Warranty Deed from Sandy K. Amonette, unmarried of record in Instrument No. 20060829-0106780 Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on August 29, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8185 Coley Davis Road, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of August, 2024.

Jonathan Wade

Emily Wade

STATE OF Utah,
COUNTY OF Utah

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Wade and Emily Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2024.

Notary Public

My Commission Expires: 10-5-26

LINDA BECKMAN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 727074
COMM. EXP. 10-05-2026