Karen Johnson
Batch # 1200999
11/04/2024 09:24:34 AM
Fees: $18.00 Taxes: $2,664.00

Davidson County
DEEDWARR
3 pgs

20241104-0085350

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Feger Wyatt and Alexander Wyatt	New Owner	
(NAME)	(NAME)	
5108 Kincannon Drive		146-16-0-213.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **MY TENNESSEE HOME SOLUTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COURTNEY FEGER WYATT AND ALEXANDER WYATT, WIFE AND HUSBAND,** 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. 1035 on the Plan of Brentwood Hall Section 10 of record in Plat Book 2330, Page 80, in the Register's Office for Davidson County, Tennessee. Said Lot No. 1035 fronts 68 feet on the Northwesterly side of Kincannon Drive and extends back 294.7 feet on the Northeasterly line and 313.4 feet on the Southwesterly line to a deadline, measuring 150.2 feet thereon.

Being the same property conveyed to My Tennessee Home Solution, LLC, a Tennessee limited liability company by Warranty Deed from Debra Morgan, unmarried, and Clifford Rychen, unmarried, of record in Instrument No. 20230411-0026340 Register's Office for Davidson County, Tennessee, dated April 07, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5108 Kincannon Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2024-1228

Witness my hand this 31st day of October, 2024

MY TENNESSEE HOME SOLUTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

CHARLES CHANDLER, III, MEMBER

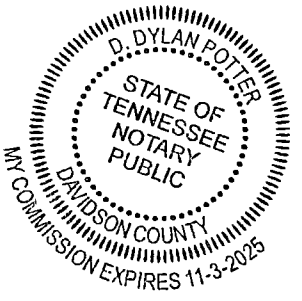
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Charles Chandler, III, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Member for My Tennessee Home Solution, LLC, the within named bargainor, a limited liability company, and that he is the Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 31st day of October, 2024.

Commission expires:



_____
Notary Public

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 my hand this 10th day of October, 2024

MY TENNESSEE HOME SOLUTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JORDAN ISHAM, MEMBER

STATE OF California -
COUNTY OF Santa clara

Before me, the undersigned notary public, personally appeared Jordan Isham, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Member for My Tennessee Home Solution, LLC, the within named bargainor, a limited liability company, and that he is the Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 31st day of October -, 2024.

Commission expires: 01/24/2027

_____
Notary Public

HECTOR PEREZ-MORA
COMM. #2435748
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Exp. Jan. 24, 2027