Karen Johnson Davidson County
Batch# 1203143 DEEDWARR
11/12/2024 08:07:30 AM 5 pgs
Fees: $28.00 Taxes: $13,875.00
20241112-0087493

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38355-09-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,750,000.00. Affiant Subscribed and sworn to before me this 8 day of November, 2024. Notary Public My Commission Expires: 9-8-25

STATE OF TENNESSEE NOTARY PUBLIC MACKENZIE HUDSON COUNTY

WARRANTY DEED

Address New Owner: Brett L. Pharr, Nancy L. Pharr 2008 Tyne Boulevard Nashville, TN 37215	**Send Tax Bills To:** Brett L. Pharr, Nancy L. Pharr 2008 Tyne Boulevard Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 14400003700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Jacob Wolfe, Successor Trustee of The Larry and Sally Wolfe Community Property Trust #1** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett L. Pharr and Nancy L. Pharr, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2008 Tyne Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of November, 2024.

Kevin Jacob Wolfe

Kevin Jacob Wolfe, Successor Trustee of The Larry and Sally Wolfe Community Property Trust #1

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Jacob Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of The Larry and Sally Wolfe Community Property Trust #1, and as such Successor Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____day of November, 2024.

See attached MSO

Notary Public

My Commission Expires:

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo } **S.S.**

On 11.05.2024 before me, MA S. OO, NOTARY PUBLIC,
(Name of Notary Public, Title)

personally appeared Kevin Jacob Wolfe
(Name of Signer (1))

(Name of Signer (2))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MaSOO
(Signature of Notary Public)

MA S. OO
Notary Public - California
San Mateo County
Commission # 2336335
My Comm. Expires Nov 20, 2024
(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed,

containing ____ pages, and dated ____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) ____ (Title(s))
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: ____

representing: ____
(Name(s) of Person(s) or Entity(ies) Signer is Representing)

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # ____ Entry # ____

Notary contact: ____

Other
☐ Additional Signer ☐ Signer(s) Thumbprints(s)
☐ ____

© 2009-2015 Notary Learning Center - All Rights Reserved You can purchase copies of this form from our web site at www.TheNotarysStore.com

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of 2002 Tyne, as of record in Plat Book 6900, Page 298, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lawrence Kenneth Wolfe as Trustee of The Larry and Sally Wolfe Community Property Trust #1 by Quitclaim Deed dated September 6, 2017 from Lawrence Kenneth Wolfe and Sarah Z. Wolfe, as tenants in common, of record in Instrument No. 20170907-0092097, Register's Office for Davidson County, Tennessee. Lawrence Kenneth Wolfe having since died on April 14, 2024. Kevin Jacob Wolfe is the Successor Trustee of The Larry and Sally Wolfe Community Property Trust #1.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Book 7341, Page 704, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 6900, Page 298, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, Page 768, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Adam LaFever, 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 November 8, 2024.

Affiant Signature

11/8/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 8 day of November, 2024.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-2008