WARRANTY DEED

Karen Johnson Davidson County
Batch# 1206370 DEEDWARR
11/19/2024 07:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,613.20
20241119-0089339

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $436,000.00 Mary Hall Porter
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 11/15/2024.
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-3-2026

KIMBERLEY C. KINDALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 03, 2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-1388I-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Elisabeth Johnson and Joseph Simon	Emerald Mortgage Co LLC	141-06-0C-072.00-CO
3905 Bridgeview Lane	P O Box 85046	
Nashville, TN 37221	San Diego, CA 92186	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeffery T. Wandell and Meaghan L. Wandell, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elisabeth Johnson, an unmarried woman, and Joseph Simon, an unmarried man, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 60 on the Plan of Final Plat of Riverbridge Community Phase 1B, A Planned Unit Development of record in Plat at Instrument No. 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery T. Wandell and Meaghan L. Wandell, husband and wife by Warranty Deed from Christopher T. Gatewood and wife, Janet Denton Gatewood of record in Instrument No. 20190411-0033177 Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 11, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3905 Bridgeview Lane Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on November 14, 2024.

Jeffery T. Wandell

Meaghan L. Wandell by Jeffery T. Wandell, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jeffery T. Wandell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 14, 2024.

Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffery T. Wandell,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Meaghan L. Wandell, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Meaghan L. Wandell and is authorized by Meaghan L. Wandell to execute this instrument on her behalf.

Witness my hand and official seal this November 14, 2024.

Notary Public

My Commission Expires: 11-19-2025

File #: 2024-13881-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2025

Certificate of Authenticity

I, Anthony N. Greco, 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 the **15** day of **November**, 20**24**.

Anthony N. Greco, Affiant — **11/15/2024** Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this **15** day of **November**, **2024**

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027