Karen Johnson Davidson County
Batch# 1208101 DEEDWARR
11/25/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20241125-0091716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNA N. DOLAN NOTARY PUBLIC TENNESSEE My Comm Exp. July 17, 2028 COUNTY OF WILLIAMSON

Y-WOLFE-24-1303

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vicki S. Yeb	New Owner	
(NAME)	(NAME)	
1303 Sunnymeade Drive		**061-16-0-304.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WOLFE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICKI S. YEB, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 55 of Block D on the map of Sunnymeade Subdivision as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wolfe Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jeffrey W. Pitcher of record in Instrument No. 20240624-0046760 Register's Office for Davidson County, Tennessee, dated June 20, 2024 and recorded on June 24, 2024.

Being the same property conveyed to Wolfe Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Wolfe Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240712-0052537 Register's Office for Davidson County, Tennessee, dated June 20, 2024 and recorded on July 12, 2024.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 56 and 57, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1303 Sunnymeade Drive, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF NOVEMBER, 2024.

Wolfe Investments, LLC

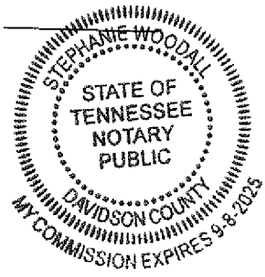
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WOLFE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of November, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Alicia Hamilton, 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

11/22/24.
Date

Affiant Signature

11/22/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of November, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2025
COUNTY OF WILLIAMSON