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

Karen Johnson
Batch # 1208182
11/25/2024 09:52:50 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20241125-0091841

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
David A. Doherty and Shannon Doherty, Trustees 117 Playing Cypress Drive San Marcos, TX 78666	NEW OWNER	173-09-0A-638.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marlee A. Wolf, Trustee of The Marlee A. Wolf Revocable Trust dated August 10, 2017** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **David A. Doherty and Shannon Doherty, Trustees, or their successors in interest, of the Doherty Revocable Living Trust dated January 19, 2024, and any amendments thereto** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2634 Avery Park Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 673 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Marlee A. Wolf and Betty L. Wolf, both unmarried person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20082728-0076933 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on July 28, 2008.

Being the same property conveyed to Marlee A. Wolf by Quitclaim Deed from Betty L. Wolf of record in Instrument No. 20120427-0036195 Register's Office for Davidson County, Tennessee, dated January 03, 2012, and recorded on April 27, 2012.

Being the same property conveyed to The Marlee A. Wolf Revocable Trust by Quitclaim Deed from Marlee A. Wolf of record in Instrument No. 20170822-0086246 Register's Office for Davidson County, Tennessee, dated August 10, 2017, and recorded on August 22, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

19 In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this day of November, 2024.

The Marlee A. Wolf Revocable Trust dated August 10, 2017

By: _____
Marlee A. Wolf, Trustee

STATE OF Colorado
COUNTY OF Arapahoe

On this 19 day of November, 2024, before me personally appeared Marlee A. Wolf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of the Marlee A. Wolf Revocable Trust dated August 10, 2017, the within named bargainor, and that such Marlee A. Wolf as such Trustee, executed the foregoing instrument for the purposes therein contained, by personally signing the name as Trustee.

Witness my hand, at office, this 19 day of November, 2024.

_____
Notary Signature
My commission expires: 08/10/2028

JAMIE MARIE MACASKILL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20164023140
MY COMMISSION EXPIRES AUG 10, 2028

AFFIDAVIT OF VALUE

STATE OF TN
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

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

_____
Notary Public
My commission expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026