Karen Johnson Davidson County
Batch# 1224889 DEEDWARR
01/09/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250109-0001957

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Amanda Allen
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of January, 2025.

Carmen Coats
Notary Public

(Affix Seal)

My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

2024-12-2372

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Excelsior Rentals, LLC, a Tennessee Limited Liability Company 1468 San Clemente Circle Corona, CA 92882	OWNER	Map/Parcel 083-08-0-238.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John B. Wiggins, Jr., an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Excelsior Rentals, LLC, a Tennessee Limited Liability Company LLC**, hereinafter called the GRANTEE, its 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. 6 on the Plan of Final Rosebank Meadow's - Phase One of record in Plat Book 9700, Page 531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and Accurate description of said lot.

Being the same property conveyed to Jeffrey Coburn Brandon, Jr. by Warranty Deed from Tatika Jones, unmarried of record in Instrument No. 20160420-0038407 Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on April 20, 2016.

Being the same property conveyed to John B. Wiggins, Jr., unmarried by Warranty Deed from Jeffrey Coburn Brandon, Jr., unmarried of record in Instrument No. 20240926-0074594 Register's Office for Davidson County, Tennessee, dated September 24, 2024 and recorded on September 26, 2024.

This conveyance is subject to the following: 2025 Davidson County property taxes, and subsequent years, are a lien but are not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 955 Dalebrook Lane, Nashville, TN 37206.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns,

to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the _____ day January, 2025.

John B. Wiggins, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of January, 2025, before me personally appeared John B. Wiggins, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of January, 2025.

Notary Signature
My commission expires:
11-25-2028

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 11/25/2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 9, 2025.

Affiant Signature

9th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

