Karen Johnson Davidson County
Batch# 1236821 DEEDWARR
02/13/2025 11:48:30 AM 5 pgs
Fees: $28.00 Taxes: $518.00
20250213-0011022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Raymond Simmons
Affiant

Subscribed and sworn to before me, this 10 day of February, 2025.

Notary Public
My commission expires: 10/25/2028

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Wolfe Real Estate LLC	**NEW OWNER**	**06904000500**
1700 STATE STREET, APT 155	**1700 STATE STREET, APT 155**	
NASHVILLE, TN 37293	**NASHVILLE, TN 37293**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Raymond Simmons, unmarried and Bethany Simmons , unmarried and David Petty, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wolfe Real Estate LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, 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. 2, Block DD, Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Sharon D. Simmons as to a 75% interest and David E. Petty as to a 25% interest, as tenants in common, by Quitclaim Deed from Sharon Diane Simmons and David E Petty, Devisees under the Will of Sylvia Eris Petty, deceased, dated December 1, 2008, of record in Instrument No. 20081203-0117402, in the Register's Office for Davidson County, Tennessee. Sharon D Simmons died intestate on September 23, 2020, leaving Raymond Simmons and Bethany Simmons as her heirs at law: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202502130011020 and Instrument No. 202502130011021 Register's Office of Davidson County, Tennessee. Lesli Oliver Wright, Conservator for David Petty, executes this instrument on behalf of David Petty pursuant to Amended Order Allowing The Sale of Real Property entered on 11/19/24 In The Matter Of David Petty, Docket No. 24P52, Second Circuit Court for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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.

David Petty, By Lesli Oliver Wright, conservator Date: 2-11-25

David Petty
By: Lesli Oliver Wright
His: Conservator

STATE OF TN

COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Lesli Oliver Wright** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the appointed Conservator for David Petty and that she is authorized to execute this instrument on behalf of David Petty pursuant to Amended Order Allowing The Sale of Real Property entered on 11/19/24 In The Matter Of David Petty, Docket No. 24P52, Second Circuit Court for Davidson County, Tennessee.

Witness my hand, at office, this 11th day of Feb., 2025.

Kara Krantz
NOTARY PUBLIC

My Commission Expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4003 Cedar Circle, Nashville, TN 37218.

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, their heirs and assigns forever; and we do covenant with 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.

_____ Date: 2-10-25
Bethany Simmons

STATE OF Nebraska

COUNTY OF Lincoln

Personally appeared before me, a Notary Public of said County and State, Bethany Simmons, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2025.

GENERAL NOTARY - State of Nebraska
CLAUDIA J. COBLE
My Comm. Exp. June 16, 2025

_____
NOTARY PUBLIC

My Commission Expires: 6-16-2025

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4003 Cedar Circle, Nashville, TN 37218.

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, their heirs and assigns forever; and we do covenant with 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.

Raymond Simmons Date: 02-10-2025

Raymond Simmons

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Raymond Simmons,the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of February, 2025.

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

NOTARY PUBLIC

My Commission Expires: 10/25/2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/10/25 (date of document).

Jennifer Russell
Affiant Signature

2/13/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

