Karen Johnson Davidson County
Batch# 1238067 DEEDWARR
02/18/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20250218-0011768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Y-WOLFE-24-2804

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)
Akaninyene Edet Eyoh and Hope Elizabeth Eyoh	New Owner	
(NAME)	(NAME)	
2804 Hydes Ferry Road	**Property**	**080-08-0-436.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 REAL ESTATE, 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 **AKANINYENE EDET EYOH AND HOPE ELIZABETH EYOH, HUSBAND AND WIFE,** 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. 14 on the Plan of River Meadows, Section 2 of record in Plat Book 11700, Page 21, 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 Wolfe Investments, LLC by Warranty Deed from Erin Dias, Trustee of The 2804 Hydes Ferry Trust of record in Instrument No. 20240822-0064581 Register's Office for Davidson County, Tennessee, dated August 20, 2024 and recorded on August 22, 2024.

Being the same property conveyed to Wolfe Real Estate, LLC, A Tennessee Limited Liability Company from Wolfe Investments, LLC, , A Tennessee Limited Liability Company by QuitclaimDeed of record in Instrument No. 20250128-0006391 Register's Office for Davidson County, Tennessee, dated January 24, 2025 and recorded on January 28, 2025..

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 21 , Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 4723, Page 396, in the Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Warranty Deed of record in 20240822-0064581 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office.
- Any and all matters as being set out in Warranty Deed of record in 20240802-0058853 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office.
- Water (Riparian Rights) - (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Cumberland River without diminution or pollution and the consequence of any past or future change in the location of Cumberland River; (b) riparian rights incident to premises; (c) rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2804 Hydes Ferry Road, Nashville, Tennessee 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 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 14th DAY OF FEBRUARY, 2025.

Wolfe Real Estate, LLC

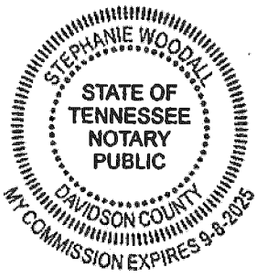
BY: _____
John Gleaves
Authorized Agent

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 REAL ESTATE, 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 14th of February, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Krystal Schuster, 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 **2/14/25**.

Date

Affiant Signature

2/14/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025