Karen Johnson Davidson County
Batch# 1265369 DEEDWARR
04/28/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250428-0032509

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64019
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George Hite Mary Britton Anderson 2509 Sunset Place Nashville, TN 37212	SAME AS NEW OWNERS

TAX MAP PARCEL NUMBERS: 10415011600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Womble Wells and John A. Wells, IV, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **George Hite, a single man, and Mary Britton Anderson, a single woman, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 26, on the Plan of Sunset Park Subdivision, as shown on Plat of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of said Lot No. 26 fronts 50 feet on the Southerly side of Turner Avenue, formerly "B" Street, now known as Sunset Place, runs back between parallel lines 160.5 feet to a deed line.

Being the same property conveyed to Margaret Womble Wells and John A. Wells, IV, wife and husband, by Warranty Deed from Susan Neal Williams Wiley, married, dated March 25, 2020, and recorded on March 27, 2020, of record in Instrument No. 20200327-0033204, Register's Office for Davidson County, Tennessee

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2025, and subsequent years; All matters shown on the Plan of record in Book 332, page 132, said Register's Office

This is improved property, known as 2509 Sunset Place, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2025.

Margaret Womble Wells

John A. Wells, IV

State of Tennessee

County of Davidson

On this 28th day of April, 2025, before me the undersigned authority, personally appeared Margaret Womble Wells and John A. Wells, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $800,000.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2025.

Notary

My Commission Expires: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2026

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 28th day of April 2025

Robert L. Scruggs, Affiant 4-28-2025
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 28th day of April, 2025

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025