THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350389** Karen Johnson Davidson County Batch # 1267462 DEEDWARR 05/01/2025 02 50 07 PM 2 pgs Fees $13 00 Taxes $6,845 00 20250501-0033865	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2025. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: John Anderson Wells, IV and Margaret Womble Wells 2725 Wortham Avenue Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Legacy Home Loans dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No 117 02 0 118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Malcolm Leighton Liles and Melissa Bush Liles, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Anderson Wells, IV and Margaret Womble Wells, Trustees of Wells Family Trust, dated May 29, 2024**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4, Block 4, A DEVELOPMENT OF STOKES TRACT, as shown on Plat of record in Plat Book 974, Page 24, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Malcolm Leighton Liles and Melissa Bush Liles, husband and wife, by Warranty Deed from Elizabeth P. McGuire and John McGuire, wife and husband, of record in Instrument No. 20180702-0063746, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018, and recorded on July 02, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A DEVELOPMENT OF STOKES TRACT, as recorded in Plat Book 974, Page(s) 24.

This is improved property located at 2725 Wortham Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2025.

Malcolm Leighton Liles

Melissa Bush Liles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Malcolm Leighton Liles and Melissa Bush Liles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at ~~office,~~ this 28th day of April, 2025.

Notary Public
My Commission Expires:

