Bridgehouse Titl
342 Cool Springs Blvd
Suite 202
Franklin, TN 37067

(1)

WARRANTY DEED

Karen Johnson
Batch # 1281930
06/06/2025 09 25 55 AM
Fees $13 00 Taxes $3,996 00

Davidson County
DEEDWARR
2 pgs

20250606-0044579

STATE OF TENNESSEE NOTARY PUBLIC
MISTY W. THOMPSON
WILLIAMSON COUNTY
My Commission Expires 2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jonathan Patrick Davis	Bank of America, N.A.	094-01-0-462 00
(NAME)	(NAME)	
1438 Electric Avenue	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, we, **John C. Wedell, a married man and Jordan J. Wedell, an unmarried man, joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Patrick Davis and Stefanie Zeeman, husband and wife,** 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 63 on the Plan of Shelby Village No. Two, of record in Book 1835, page 48, and Surveyor's Certificate of Correct of record in Book 2032, page 191, 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 John C Wedell, a married man and Jordan J Wedell, unmarried man, joint tenants with rights of survivorship, by Warranty Deed from Christian Longcrier, unmarried, dated March 6, 2020, of record in Instrument No 20200309-0026110, Register's Office for Davidson County, Tennessee

Cheryl L Wedell, wife of John C Wedell, hereby joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, if any, in the above-described tract or parcel of land

unimproved ☐

This is improved ☑ property, known as 1438 Electric Avenue, Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 1835, page 48, corrected in Book 2032, page 191; Easements of record in Book 2015, page 639 and Book 2086, page 339; all of record in the Register's Office 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 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 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

Witness our hands this 27 day of May, 2025

John C Wedell

Jordan J Wedell

Cheryl L Wedell

State of ILLINOIS
County of Kane

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John C Wedell and Cheryl L. Wedell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Elgin (city), Illinois (state), this 27 day of May, 2025

Notary Public
My Commission Expires. 3-6-29

MICHAEL S TOVELLA
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 1005971
My Commission Expires March 06, 2029

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jordan J Wedell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 30 day of June, 2025

Notary Public

My Commission Expires. 10.29.28

LINDA S. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File No 39332