Karen Johnson Davidson County
Batch# 1296858 DEEDWARR
07/11/2025 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20250711-0054771

# Warranty Deed

| | |
|---|---|
| JAMIE J. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 9th day of July, 2025.<br>Notary Public<br>My commission expires: 08/06/2029 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Kevin Patrick Norton<br>Salvatore Frank Mamone Jr. | First Bank | 083-03-0-003.00 |
| 69 Creighton Avenue | 732 Columbia Avenue | |
| Nashville, TN 37206 | Franklin, TN 37064 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILD WEST REALTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN PATRICK NORTON AND SALVATORE FRANK MAMONE JR., SPOUSES MARRIED TO EACH OTHER,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 10 on the plan of Scott Avenue Annex, as shown on plat of record in Plat Book 2331, Page 87, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Whitworth, a Single Person by Warranty Deed from Austin Johns, a married man of record in Instrument No. 20121113-0104027 Register's Office for Davidson County, Tennessee, dated October 26, 2012 and recorded on November 13, 2012.

Being the same property conveyed to Wild West Realty Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Philip Brandon Whitworth, a single person of record in Instrument No. 20240712-0052677 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 12, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 69 Creighton Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2025.

**Wild West Realty Group, LLC, a Tennessee Limited Liability Company**

**By:**_____
**Derek Terwilliger, Member**

**By:**_____
**Christopher Bean, Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derek Terwilliger and Christopher Bean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Member of Wild West Realty Group, LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2025.

_____
Notary Public

My Commission Expires: 11-8-28



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 July 9. 2025.

Affiant Signature

11th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202507110054771