Karen Johnson Davidson County
Batch# 1306209 DEEDWARR
08/05/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250805-0062206

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/29/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH25-09839

Address of New Owner:	Send Tax Bills to:	Tax Information:
Angela Petersen and Timothy McCain 3412 Harborwood Circle Nashville, TN 37214	NEW OWNER	108 12 0B 190.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David H. Wells and Lynne Burriss Wells, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Angela Petersen and Timothy McCain, wife and husband,** hereinafter called the Grantees, their successors 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. 162, on the plan of PHASE 1A - SECTION 6, HARBORVIEW, of record in Plat Book 7900, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard A Northcutt, Trustee, by Quitclaim Deed from Mary Lynne Burriss Wells and further conveyed to David H Wells and wife, Lynne Burriss Wells, of record in Book 9596, Page 724, in the Register's Office of Davidson County, Tennessee, dated February 10, 1995, and recorded on February 16, 1995.

Being the same property conveyed to Mary Lynne Burriss, a single person, by Warranty Deed from Frank Batson Homes, Inc., of record in Book 9521, Page 658, in the Register's Office of Davidson County, Tennessee, dated November 10, 1994, and recorded on November 16, 1994.

Lynne Burriss Wells and Lynne B. Wells are one and the same person

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3412 Harborwood Circle, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 4th day of August, 2025

David H. Wells

Lynne Burriss Wells by David H. Wells Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David H. Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged tha he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 4th day of August, 2025.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/31/2026 WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David H. Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Lynne B. Wells and that he is authorized by Lynne B. Wells to execute this instrument on her behalf.

Witness my hand and seal at Mt. Juliet, Tennessee, this 4th day of August, 2025.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/31/2026 WILSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mitsos *(custodian's name)*, 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 August 4th 2025 *(date of document)*.

Custodian's Signature

8/5/25
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY