WARRANTY DEED

Karen Johnson
Batch # 1333239
10/10/2025 03 05 44 PM
Fees $13 00 Taxes $772 19

Davidson County
DEEDWARR
2 pgs

20251010-0081300

LB-THS-25-3808-3812-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,700 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
C Kidwell Real Estate, LLC	**Same as New Owner**	
(NAME)	(NAME)	
635 7th Ave S		**091-04-0-083 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHY MCKINNEY WELLS, TRUSTEE OF THE WELLS REVOCABLE LIVING TRUST DATED OCTOBER 19, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **C KIDWELL REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 4 on the Resubdivision of Blocks 60 and 65 on the Plan of Midway, of record in Book 3842, Page 176, 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 Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto by Quitclaim deed from Dorothy M Wells of record in Instrument No 20210122-0009903 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on January 22, 2021

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 176, Register's Office for Davidson County, Tennessee
- Right of way Easement to Colonia Pipeline Company of record in Book 3619, Page 521, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer Easement of record in Book 4952, Page 193, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer/storm drainage Easement of record in Book 4121, Page 642, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3812 Tigerbelle Drive, Nashville, Tennessee 37209**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF SEPTEMBER, 2025

Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020

BY: Dorothy McKinney Wells
Dorothy McKinney Wells
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY MCKINNEY WELLS, TRUSTEE of DOROTHY MCKINNEY WELLS, TRUSTEE OF THE WELLS REVOCABLE LIVING TRUST DATED OCTOBER 19, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 30th of September, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212