m to
le, Inc

WARRANTY DEED

Karen Johnson
Batch # 1357511
12/12/2025 02 39 52 PM
Fees $13 00 Taxes $1,535 50

Davidson County
DEEDWARR
2 pgs

20251212-0099270

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000 00.

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2025

Notary Public

My commission expires: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **Christopher Fasteen & Hannah Elizabeth Jeffrey Jordan**	Send Tax Bills To	Map-Parcel Numbers
	NEW OWNER	**084-11-0-096.00**
2318 Pennywood Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John B. Wheeler and Laura Evans, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Fasteen and Hannah Elizabeth Jeffrey Jordan, 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. 114 on the Plan of a Subdivision of C. R. Quarles Lands Maplecrest of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan of record is hereby made for a more complete description of the property.

Being the same property conveyed to John B. Wheeler and Laura Evans, husband and wife, by Warranty Deed dated February 10, 2017, from Cody Willmart and Elizabeth Day, husband and wife, of record in Instrument No. 20170217-0016507, said Register's Office for Davidson County, Tennessee

THE conveyance of the above described parcel of land is subject to the following:

1) All Matters as shown on the Plat of record in Plat Book 1835, pages 27 and 28, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4883, page 944, said Register's Office.

3) Subject to a Right-of-Way of of T. C. R. R. located behind said property.

4) Maplecrest Neighborhood Association of record in Instrument No. 20180518-0047709, said Register's Office.

5) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 2318 Dennywood Drive, 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 GRANTEE(S) that I/we am/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), 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 2nd day of December, 2025.

John B. Wheeler

Laura Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, John B Wheeler and Laura Evans, husband and wife the within named bargainor(s), 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 and official seal at Nashville, Tennessee, this 2nd day of December, 2025

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON