WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415184 DEEDWARR
05/04/2026 10:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20260504-0039404

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$385,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 27TH DAY OF APRIL, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 120426

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Steven Afton Wolfe and Robin Halliburton Wolfe 305 Aurora Avenue Madison, TN 37115	New Owner	034 14 0 024.00

For and in consideration of the sum of Three Hundred Eighty-Five Thousand And 0/100 ($385,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ALLYSON M. WIGGINS AND JAMES WIGGINS, WIFE AND HUSBAND,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

STEVEN AFTON WOLFE AND ROBIN HALLIBURTON WOLFE, HUSBAND AND WIFE,

hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of Stanley Heights as of record in Book 3300, Page 74 Register's Office for Davidson County, Tennessee. to which plat reference is hereby made from a more complete description.

Being the same property conveyed to Allyson M. Wiggins and James Wiggins, wife and husband, by Warranty Deed from Doug Brooks, married, dated 12/29/2021 and recorded on 01/10/2022, of record in Instrument Number 20220110-0002770, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 305 Aurora Avenue, Madison, TN 37115.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ALLYSON M. WIGGINS AND JAMES WIGGINS, WIFE AND HUSBAND to STEVEN AFTON WOLFE AND ROBIN HALLIBURTON WOLFE, HUSBAND AND WIFE FOR THE TRANSFER OF PROPERTY LOCATED AT 305 AURORA AVENUE, MADISON, TN 37115.]

Witness our/my hand on the 27th day of April, 2026.

Allyson M. Wiggins

James Wiggins

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, of the state and county aforesaid, personally appeared ~~XXXXXXXXX~~ * ~~WIGGINS(SAX~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

*Allyson M. Wiggins and James Wiggins

Witness my hand and official seal this 27th day of April, 2026.

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 7-14-2027

Certificate of Authenticity

I, Linzie Hahn, 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 4/27/26.

Date

L Hahn

Affiant Signature

4/27/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of April, 2026.

Anna E. S

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028