Karen Johnson Davidson County
Batch# 1427504 DEEDWARR
06/03/2026 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260603-0049951

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

File No. MM-26-2095

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Emily Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 6/20/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Wolfe and Tori A. Heath	New Owner	
(NAME) 6149 Bradford Hills Drive	(NAME)	172-12-0B-245.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jonathan Lloyd Alderson, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert W. Wolfe, an unmarried man and Tori A. Heath, an unmarried woman, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 507 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6; Amended in Book 7900, Page 495, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancye Crawford Alderson, unmarried by Warranty Deed from David Robert Lidyard, as Executor of the Estate of Mildred B. Lidyard and David Robert Lidyard, individually, James Sterling Lidyard, individually, and Gene Barrett Lidyard, individually of record in Instrument No. 20070130-0012119 Register's Office for Davidson County, Tennessee, dated January 24, 2007 and recorded on January 30, 2007.

The said Nancye Alderson died testate on March 24, 2020 and her estate was opened on May 13, 2020, (Probate Court of Davidson County, Tennessee, (20P638)

Being the same property conveyed to Jonathan Lloyd Alderson by Executor's Deed from Jonathan Lloyd Alderson, Executor of the Estate of Nancye Crawford Alderson, deceased of record in Instrument No. 20210715-0095091 Register's Office for Davidson County, Tennessee, dated July 13, 2021 and recorded on July 15, 2021.

This is property more commonly known as 6149 Bradford Hills Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 29th day of May, 2026.

Jonathan Lloyd Alderson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 29th day of May, 2026, before me personally appeared Jonathan Lloyd Alderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2026.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/29/2026 (date of document).

Emma Howard
Affiant Signature

5/29/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29 day of May, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL