Karen Johnson Davidson County
Batch# 240025 DEEDWARR
06/06/2019 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $362.60
20190606-0054293

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $98,000

Affiant Signature

Subscribed and sworn to before me on this the 6th Day of June, 2019.

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

NAME AND ADDRESS OF PROPERTY OWNER:
Elke & Brandon Wingate
217 Cherry Lane
McMinnville, TN 37110
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04115007100

WARRANTY DEED

19NT00409

Effective the 6th Day of June, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hubert Williams and wife, Brenda J. Williams

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elke Wingate & Brandon Wingate, Wife & Husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 9 on the Plan of Bellshire Terrace, Section One, Phase Two, of record in Plat Book 6250, pages 179 and 180, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to William L. Renick Sr. by Substitute Trustee's Deed from Richard A. Northcutt, Substitute Trustee, of record in Book 8489 page 440 said Register's Office.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Hubert Williams and wife, Brenda J. Williams, by Warranty Deed from William L. Renick, Sr. and wife Emma K. Renick, dated 12/2/1991 and recorded 12/4/1991 in Book 8500, page 199, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1224 Tuckahoe Dr, Nashville, TN 37207

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 6th day of June, 2019

Hubert Williams

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Hubert Williams, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 6th day of June, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Brenda J. Williams

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Brenda J. Williams, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 6th Day of June, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: