Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

NEW OWNER:
Tina Marie Bianco
5003 Wilkerson Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-267

MAP & PARCEL
161-03-0-166.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 253078 **DEEDWARR**
07/05/2019 10:53:46 AM 3 pgs
Fees: $18.00 Taxes: $810.30

20190705-0065721

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETEEN THOUSAND AND 00/100 DOLLARS ($219,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Sheila C. Harrison, a widow** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Tina Marie Bianco, a single woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2-B, as shown on the map entitled Zone Lot Division of Lot 2 of the Resubdivision of Lot 21, Wilkerson Heights, of record in Plat Book 6050, page 217, as amended in Book 6900, page 139, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sheila C. Harrison, a single person by Warranty Deed from Anjanette L. Eash, married of record in Instrument No. 20120307-0020042 Register's Office for Davidson County, Tennessee, dated March 01, 2012 and recorded on March 07, 2012.

This is IMPROVED property also known as 5003 Wilkerson Drive Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 1 day of **July, 2019**.

Sheila C. Harrison

Sheila C. Harrison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Sheila C. Harrison, a widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1 day of **July, 2019**.

Hunter B. Thrasher

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **219,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of **July, 2019**.

NOTARY PUBLIC

My commission expires: 10-7-19

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019