This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 335896 DEEDWARR
12/30/2019 08:16:54 AM 2 pgs
Fees: $13.00 Taxes: $1,071.15

20191230-0134177

NEW OWNER:
Theresa Parr Williams
3083 Louise Dr
Nashville TN 37211

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
119-13-0-79.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Wagner, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Theresa Parr Williams,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Being the same property conveyed to Deborah A. Hood by Warranty Deed from William N. Robinson and Bonnie J Robinson and Penelope L. Robinson, married, dated 4/16/2007 and recorded 5/7/2007, of record in Instrument No. 20070507-0054254, Register's Office for Davidson County, Tennessee. The said Deborah A. Hood died intestate on or about 5/3/2017, and her estate was entered into administration in case no. 17P1072 of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Adrian Hood, Lethel Marcelle Hood-Anderson and Stefanie Escola Hood, dated 12/20/2018 and recorded 12/31/2018, of record in Instrument No. 20131231-0126145, Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No. 20181231-0126144, recorded 12/31/2018, Register's Office for Davidson County, Tennessee. Being further conveyed to Linda Wagner by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 12/20/2018 and recorded 12/31/2018, of record in Instrument No. 20181231-0126146, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of H.G. McNabb Subdivision of record in Plat 1130, page 64, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Linda Wagner,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Linda Wagner,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 3033 Louise Dr., Nashville, TN 37211

Executed on this 23rd day of December, 2019

Linda Wagner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Linda Wagner, unmarried , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of December, 2019

Notary Public

EDWARD B. BALDWIN III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 289,500.00

Affiant

Sworn to and subscribed to me, the undersigned, 23rd day of December, 2019.

Notary Public

EDWARD B. BALDWIN III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 1/23/23