Karen Johnson Davidson County
Batch# 385725 DEEDWARR
04/14/2020 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200414-0039118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/17/21
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2020-5358-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tracy Ratzlaff and Karla Suarez	SAME	136 06 0 130.00
(NAME)	(NAME)	
281 Clearlake Drive W		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WANDA WILLIAMS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACY RATZLAFF AND KARLA SUAREZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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. 427, on the Plan of Priest Lake Park, Section Seven-A, of record in Book 5200, Pages 107, 108, and 109, inclusive, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mae Ruth Sanders, unmarried and Lucy B. Tucker, unmarried by deed from Morris R. Grange and Vivette L. Grange, dated August 28, 1987, recorded August 31, 1987, of record in Book 7339, Page 612, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by deed from Mae Ruth Sanders, unmarried and Lucy B. Tucker, unmarried, dated December 27, 2019, recorded January 2, 2020, of record in Instrument No. 20200102-0000193, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wanda Williams by deed from Music City Holdings, LLC, a Texas limited liability company, dated December 27, 2019, recorded January 2, 2020, of record in Instrument No. 20200102-0000194, Register's Office for Davidson County, Tennessee.

Subject property is Investment property and has never been the primary residence of grantor, nor grantor's spouse.

unimproved ☐
This is improved ☒ property, known as 281 Clearlake Drive W, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 9th day of April 2020.

Wanda Williams
Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of April 2020, before me personally appeared Wanda Williams, a single woman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 9th day of April 2020.

Commission Expires: 8/1/22

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, Megan Kriner, 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 according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/17/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY