This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-10220-CC

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-10220-CC

Karen Johnson Davidson County
Batch# 543538 DEEDWARR
12/30/2020 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20201230-0154529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2020.

C M CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
WSMLegal, PLLC 1222 Villa Place Nashville, TN 37212	New Owner	105-05-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **John W. Dant, III and wife, Ginny B. Dant,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WSMLegal, PLLC, a Tennessee professional limited liability company**, hereinafter called the Grantee, its successors 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. 14 on the Plat of George I. Waddey Resubdivision of Lot No. 28 O. B. Hays Rokeby Addition, of record in Book 421, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 151 feet 6 inches to an alley.

Being the same property conveyed to John W. Dant III and wife, Ginny B. Dant by Warranty Deed from William Ruff and wife, Dawn Ruff, dated March 28, 2019, recorded March 29, 2019, of record in Instrument No. 20190329-0028595, as corrected in Instrument No. 20190723-0072261, Register's Office for Davidson County, Tennessee.

This conveyance of the above-described parcel of land is subject to the following:

1. Property taxes for the year 2021 a lien not yet due and payable and assumed by the Grantee. The 2020 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantor who will be responsible for payment of said taxes.

2. Subject to Historic Preservation Overlay pursuant to Bill No. BL2018-1245 in the Metro Clerk's Office for Davidson County, Tennessee, together with and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

This property is also known as improved property located at 1222 Villa Place, Nashville, TN 37212.

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, its successors and assigns forever; and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successor and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2020.

John W. Dant, III

Ginny B. Dant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John W. Dant, III and Ginny B. Dant, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of December, 2020.

Notary Public
My Commission expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

202012300154529

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

