NEW OWNER:
CHRISTINA MCGUIRE
3037 CASA DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
WILSON BANK & TRUST
623 WEST MAIN STREET
LEBANON, TN 37087

Map & Parcel No.: 10803009000

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0857

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 645287 DEEDWARR
05/27/2021 12:14:17 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210527-0071951

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand and 00/100 Dollars ($165,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **A.J. MEDLOCK, a single person** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTINA MCGUIRE, an unmarried person,** ("Grantee"), their heirs 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 located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 45-B, A Revision of Zone Lot Division Lots 44-45 & 48-102, Section Five, Patio Villa, as shown on the Plan of the same of record in Plat Book 5800, Page 335, as revised in plan of record in Plat Book 5200, Page 748, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to A.J. MEDLOCK, a single person by Warranty Deed from Georgia Mae Ave-Lallemant, a married woman formerly known as Georgia Walker, dated December 31, 2007, and of record in Instrument No. 20080102-0000379, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **3037 CASA DRIVE, NASHVILLE, TN 37214**.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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 matters shown on the plat of record at Plat Book 5800, Page 335, as revised in Plat Book 5200, Page 748, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of May, 2021.

A.J. Medlock

A.J. MEDLOCK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **A.J. MEDLOCK**, 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 and official seal at office this 24th day of May, 2021.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$165,000.00.**

AFFIANT

Sworn to and subscribed to before me this 24th day of May, 2021.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY