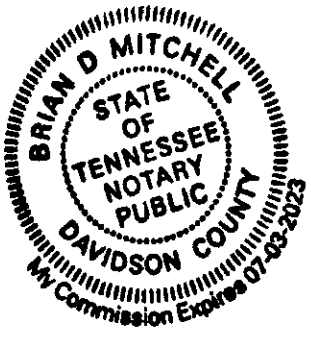
Karen Johnson Davidson County
Batch# 664974 DEEDWARR
06/25/2021 10:32:05 AM 2 pgs
Fees: $13.00 Taxes: $1,267.25
20210625-0086372

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th Day of June, 2021

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ready Signing & Closing Services, LLC, ,
3355 POPLAR AVE #110 MEMPHIS, TN 38111

File No.: 2021-0108

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Claire Wachowiak	new owners	133-03-0-025.00
(NAME) 59 El Rancho Vista	(NAME)	
(ADDRESS) Chula Vista, CA 91910	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Two Thousand Five Hundred And No/100 Dollars ($342,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SHERRY L MAY, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAIRE WACHOWIAK, 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: unmarried

Property Description:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section One, Southlake of record in Plat Book 2083, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SB-VRES-21-162

Being the same property conveyed to Sherry L. May, a married woman by Warranty deed from Beth Ann Brewster of record in Instrument No. 20190626-0061979 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 26, 2019, and Scrivener's Affidavit recorded July 19, 2019, in Instrument No. 20190719-0071050. (Value of consideration shown in aforementioned deed $261,000.00.) Being also known as 162 Elkmont Drive Nashville, Tennessee 37211

unimproved ☐
This is improved ☒ property, known as 162 Elkmont Drive, Nashville, TN 37211
(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 17th day of June, 2021

Sherry L. May
Sherry L May

State of Tennessee
County of Shelby

On this 17th day of May, 2021 before me personally appeared Sherry L. May, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such persons free act and deed.

Signed and sworn to before me the 17th day of June, 2021

Notary Public

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022