Karen Johnson Davidson County
Batch# 677807 DEEDWARR
07/15/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210715-0095555

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$305,000.00** (Three Hundred Five Thousand).

Carmen Coats
AFFIANT

Subscribed to and sworn before me this ~~30th~~ 1st day of ~~June~~ July, 2021.

Elza Whitfield
NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

ELZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 6, 2025

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Laudia Eid 2865 Rural Hill Circle Nashville, TN 37217	Vanderbilt Mortgage dba Silverton Mortgage 1201 Peachtree St NE Suite 2050 Atlanta, GA 30361	13613005300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL D. WALKER AND WIFE, WENDY L. WALKER**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LAUDIA EID,** HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 99 on the Plan of Edge-O-Lake Estates Section 8 of record in Plat Book 3700, Page 101, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael D. Walker and wife, Wendy L. Walker by deed from Johnny W. Schablik, Jr. and wife, Trudy D. Schablik of record in Book 9816, Page 193 dated September 29, 1995 and recorded on October 3, 1995, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2865 RURAL HILL CIRCLE** **NASHVILLE, TN 37217**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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.

LTSR Number: GTE File: 2021066120

WITNESS, this 30th day of June, 2021

Michael D. Walker

Wendy L. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael D. Walker and Wendy L. Walker** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of June, 2021.

Notary Public

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Commission Expires: _____

LTSR Number:

GTE File: 2021066120

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/14/2021 (date ~~of document~~).

Affiant Signature

07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025