Karen Johnson Davidson County
Batch# 703049 DEEDWARR
08/23/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210823-0113806

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $285,000.00 Affiant Subscribed and sworn to before me This 16th of August, 2021. Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Wanda Williams 1804 Brookvalley Place Mt. Juliet, TN 37122	New Owner	96-2-50

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michael Polk, and wife Vicky Polk** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Wanda Williams, an unmarried person** (The "Grantee"), certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 42 on the Plan of Closer Bottom Subdivision, Section I, as of record in Book 1424, Page 50, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki L. Polk and spouse Michael Baird Polk by Warranty Deed from Victor Hazelwood, Trustee, of record in Instrument 20040510-0052888, said Register's Office for Davidson County, Tennessee.

Said property is commonly referred to as 2811 Blue Brick Drive, Nashville, TN 37214

This is the same legal description as the previous deed.

This conveyance is subject to the following:

1. Taxes for the year 2021, and subsequent years, a lien not yet due and payable.
2. Subject to all matters on plat Book 1424, Page 50, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th August, 2021.

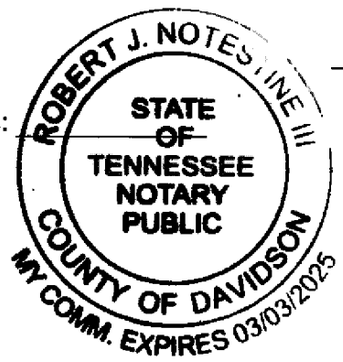
Michael Polk

Vicki Polk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Michael Polk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 2021.

My Commission Expires: 

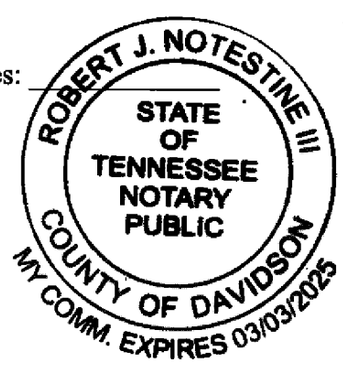
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Vicki Polk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 2021.

Notary Public

My Commission Expires: 

I, Andy Maloney, 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 8/16/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES 10/26/24

