WARRANTY DEED

Karen Johnson Davidson County
Batch# 711815 DEEDWARR
09/08/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,419.14
20210908-0120281

File No. BC-21-1312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Drimmer	Robert Drimmer	
(NAME)	(NAME)	
1425 Stratton Avenue	314 Scott Avenue	083-05-0-391.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David Bruce Wilson, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Drimmer, a married man**, HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of resubdivision of Lot No. 8, Ordway Home Place of record in Plat Book 2854, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Reed and wife April Reed by Warranty deed from William E. Harkey of record in Instrument No. 20080107-0001598 Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on January 07, 2008.

Being the same property conveyed to David Wilson, an unmarried man by Warranty deed from John Reed and wife, April Reed of record in Instrument No. 20210225-0024042 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on February 25, 2021.

This is property more commonly known as 1425 Stratton Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 1st day of September, 2021.

David Bruce Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2021, before me personally appeared David Bruce Wilson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Certificate of Authenticity

I, Emily Manno, 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 09/01/21.

Date

Affiant Signature

09/01/21

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON