Karen Johnson Davidson County
Batch# 781697 DEEDWARR
12/30/2021 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20211230-0171582

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $344,900.00. Patricia Drew Affiant Subscribed and sworn to before me, this the 16th day of December, 2021. Eliza Whitfield Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anne Weiss and Nicholas Weiss	New Owner(s)	050-10-0-022.00
140 Contrary Road		
Burns, TN 37029		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUZANNE EDWARDS, A SINGLE WOMAN AND RITA B. ROBLES, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE WEISS AND NICHOLAS WEISS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

AW

Land in Davidson County, Tennessee, being Lot No. 772 on the Plan of Map of Parkwood Estates, Section Four of record in Plat Book 3300, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 772 fronts 75 feet on the north side of Masonwood Drive and extends back between lines 166.2 feet on the east line and 193.8 feet on the west line to a dead line in the rear, which is a broken line and on which measures 85.0 feet thereon.

Being the same property conveyed to Robert McEwen, a married man by Warranty deed from Gerald Smith and Sharon O. I. Smith, husband and wife of record in Instrument No. 20161026-0113329 Register's Office for Davidson County, Tennessee, dated October 24, 2016 and recorded on October 26, 2016.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Robert McEwen, a married man of record in Instrument No. 20210721-0097947 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 21, 2021.

Being the same property conveyed to Suzanne Edwards and Rita B. Robles by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20210727-0100576 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3245 Masonwood Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of December, 2021.

Suzanne Edwards

Rita B. Robles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Suzanne Edwards and Rita B. Robles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of December, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 12/23/2024 (date of document).

Affiant Signature

12/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of December, 2024.

Eliza Whitfield
Notary's Signature

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

NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025