STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00

Affiant

Subscribed and sworn to before me, this 28 day of December, 2021.

Notary Public

My commission expires: 10/3/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

Karen Johnson Davidson County
Batch# 783683 **DEEDWARR**
01/04/2022 11:07:10 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20220104-0001111

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Wylie **Vanessa Wylie**	new owner	**07111019100**
313 Gatewood Ave		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Anna-Vija Kristen McClain, Trustee of The Anna-Vija Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Wylie and Vanessa Wylie, husband and wife

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:

Land in Davidson County, Tennessee, being the West Half of Lot No. 40 on the plan on Trinity Heights of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 40 fronts 50 feet on Greenwood Avenue and extends back between parallel lines 150 feet each to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to The Anna-Vija Trust, Anna-Vija Kristen McClain, Trustee, by Quitclaim Deed, from Anna-Vija K. McClain, unmarried, dated September 30, 2020, recorded in Instrument No. 20201006-0115699, Register's Office for Davidson County, Tennessee.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
DM-TAG-21-313

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 313 Gatewood Ave, Nashville, TN 37207.

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 in 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.

_____ Date: 12/23/21

The Anna-Vija Trust
By: Anna-Vija Kristen McClain
Its: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Anna-Vija Kristen McClain** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of The Anna-Vija Trust and that she is authorized by The Anna-Vija Trust to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025