WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
Title No. 1-15122-AP

Karen Johnson Davidson County
Batch# 785626 DEEDWARR
01/05/2022 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220105-0002351

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Kirsten Voida
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2021.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-10-2024
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-12406-NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Courtney Oleksa and Christopher James Dailey	New Owner	09602005000
(NAME)	(NAME)	
2811 Blue Brick Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ten Thousand And No/100 Dollars ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WANDA WILLIAMS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney Oleksa, an unmarried woman and Christopher James Dailey, an unmarried man, as joint tenants with the right of suvivorship**, 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:

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 Wanda Williams, an unmarried person by Deed dated August 16, 2021, from Michael Polk and wife, Vicky Polk, of record in Instrument Number ~~202108203-0113806~~ 20210823-0113806, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2811 Blue Brick Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 22 day of December, 2021.

Wanda Williams
Wanda Williams

STATE OF TENNESSEE
COUNTY OF Maury

On this 22 day of December, 2021, before me personally appeared **Wanda Williams** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 22 day of December, 2021.

Commission Expires: 8/1/22

ANDREW H. MAGILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/22/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/22/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 **day of** December, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM