Karen Johnson Davidson County
Batch# 814703 DEEDWARR
03/03/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220303-0024241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18TH~~ 22nd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

File No.: TN-2022-12972NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Edgar Evan Moore, IV	New Owner	09606012800
(NAME)	(NAME)	
411 Cottonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), 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, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edgar Evan Moore, IV, an unmarried man and Dianna Lynn Hunt, a married woman**, 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 real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 175 on the Plan of Cloverhill, Section IV, as shown on plat of record in Book Book 2133, page 62, Register's Office fur Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Wanda Williams by Deed dated August 13, 2021 from Robert Lee Deakins, Sr. and Julie Ann Deakins, of record in Instrument Number 20210817-0111327, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 411 Cottonwood 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 17 day of February 2022.

Wanda Williams
Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17 day of February 2022, 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 17 day of February 2022.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/17/2022 (date of document).

Jennifer Russell
Affiant Signature

2/22/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of February 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

