Karen Johnson Davidson County
Batch# 823392 DEEDWARR
03/16/2022 01:38:30 PM 5 pgs
Fees: $28.00 Taxes: $684.50
20220316-0030811

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00. (Affiant) Sworn to and subscribed before me this 25 day of February, 2022. Notary Public My commission expires: 01/26/25

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lesley R. Smith, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Leland Greer and Amber C. Greer (NAME)	**New Owner** (NAME)	**058-00-0-125.00**
(ADDRESS) 4141 W Hamilton Rd Nashville, TN 37218	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Terrilyn Annette Harris, Wanda Fay Ward, Sandra Kay Driver, Sherry Gay Pittman, and Vincent Terrance Holland,** collectively, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leland Greer and Amber C. Greer, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 13th, formerly the 23rd, Civil District of said County, being part of lot No. 2 on the Plan of the lands of W. J. Drake, deceased, as of record in Minute Book "J", pages 396 and 397, County Court for said County described according to a survey made by Geo. W. Watkins, Surveyor, July 1953, as follows:

Beginning on the easterly margin of Timothy Road, dedicated by instrument of record in Book 2701, page 591, Register's Office for said County, being the southwest corner of property conveyed to Joe L. Pardue and wife by deed from E. B. Walton and wife of record in Book 2303, page 17, Register's Office for said County; thence, with Pardue southerly line, easterly 225 feet, more or less, to westerly line of the Rowan property, being Pardue's southeast corner; thence, with the line of Rowan property, south 0° 30' west 50 feet to a stake in fence line; thence, with old fence line, westerly 220 feet, more or less, to the easterly margin of Timothy Road; thence with said Road north 4° 50' west

50 feet to the beginning.

Being all the same property conveyed to Otis H. Holland and wife, Mary F. Holland by deed from Joe L. Pardue and wife, Thelma Pardue of record in Book 4590, page 524, said Register's Office. Subsequently, Mary F. Holland having died September 14, 1998 and title having vested in Otis H. Holland as the surviving tenant by the entirety. Then Otis H. Holland having died intestate August 19, 2017 , and title having vested in his heirs-at-law, Wanda Fay Ward, Sandra Kay Drive, Sherry Gay Pittman, Vincent Terrance Holland, and Terrilyn Annette Harris. See Affidavit of Heirship of record in Inst. No. _____202203160030809_____, said Register's Office.

Subject property is not now, nor ever has been principal place of residence for the grantors herein.

For information purposes only: This is improved property commonly known as 4110 Timothy Drive, Nashville, TN 37218.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record (6)Taxes for the year 2022, and subsequent years, a a lien not yet due and payable (7) Subject to the plan of record in Minute Book "J", pages 396 and 397, County Court for said County.

THIS instrument is being executed on behalf of **Wanda Fay Ward, Sandra Kay Driver, Sherry Gay Pittman, and Vincent Terrance Holland** pursuant to a Power of Attorney executed by same on the 10th day of February 2022, and being filed for record in Instrument No. _____202203160030810_____, and being recorded simultaneously herewith.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of February, 2022.

Terilyn Annette Harris (SEAL)
Terrilyn Annette Harris

Wanda Fay Ward
Wanda Fay Ward,
By: Terilyn Harris, Attorney In Fact (SEAL)
Terrilyn Harris, Attorney-In-Fact

Sandra Kay Driver
Sandra Kay Driver,
By: Terilyn Harris, Attorney In Fact (SEAL)
Terrilyn Harris, Attorney-In-Fact

Sherry Gay Pittman
Sherry Gay Pittman,
By: Terilyn Harris, Attorney In Fact (SEAL)
Terrilyn Harris, Attorney-In-Fact

Vincent Terrance Holland
Vincent Terrance Holland,
By: Terilyn Harris, Attorney In Fact (SEAL)
Terrilyn Harris, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of February, 2022, before me personally appeared **Terrilyn Annette Harris**, 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 25th day of February, 2022.

Lesley Smith
Notary Signature
My commission expires: 01/26/25



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of February, 2022, before me personally appeared **Terrilyn Annette Harris**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of **Wanda Fay Ward, Sandra Kay Driver, Sherry Gay Pittman, and Vincent Terrance Holland**, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed of the said Wanda Fay Ward, Sandra Kay Driver, Sherry Gay Pittman, and Vincent Terrance Holland.

Witness my hand, at office, this 25th day of February, 2022.

Lesley Smith
Notary Signature
My commission expires: 01/26/25



202203160030811

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 25th day of February, 2022.

Quin Evans Segall

02/25/2022
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 25th day of February, 2022.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022