THE ACTUAL CONSIDERATION FOR
TENNESSEE RECORDING TAX
PURPOSES IS $0.00.

Karen Johnson Davidson County
Batch# 825750 DEEDWARR
03/21/2022 02:54:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220321-0032378

THIS INSTRUMENT PREPARED BY:
DAVID KENNEDY, JR, ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
(from information furnished by the parties)

ADDRESS NEW OWNER:
William McLewis Langford
2207 Selma Drive
Nashville, Tennessee 37214

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
None

MAP AND PARCEL:
084 15 0 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged this transfer is being made pursuant to T.C.A. § 66-5-209(4), we, **Suzanne Warner and Kim Barker, heirs and beneficiaries of the Estate of Mary K. Langford and William McLewis Langford, Executor of the Estate of Mary K. Langford, Individually** (hereinafter called the Grantors), have bargained and sold, and by these presents do transfer and convey unto **William McLewis Langford** (hereinafter called the Grantee) his heirs, successors and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Castlewood Estates, Sec. II, of record in Book 2331, page 91, Register's Office for said County.
>
> Said Lot fronts 108 feet on the south side of Selma Avenue and runs back 452.6 feet on the east line and 476 feet on the west line to a dead line in the rear on which it measures 290 feet.
>
> Being the same property conveyed to McLewis Langford and wife, Mary K. Langford, by Warranty Deed from Frances C. Rose Book number 3101, Page 595, Register's Office for Davidson County, Tennessee. McLewis Langford died on August 10, 1979 and Mary K. Langford died on June 19, 2019. Property now vests in William M. Langford, Suzanne Warner and Kim Barker as the sole heirs and beneficiaries of the Mary K. Langford Estate.
>
> This conveyance is made subject to any and all restrictions, setback lines, easements, and right-of-ways of record in the Register's Office for Davidson County, Tennessee.

This is improved real property located at and known as 2207 Selma Drive, Nashville, Davidson County, Tennessee, 37214.

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 I, the Grantor, do covenant to the said Grantee that I am 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 do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 1 day of March, 2022.

Suzanne Warner
SUZANNE WARNER

Kim Barker
KIM BARKER

William McLewis Langford Executor
ESTATE OF MARY K. LANGFORD
WILLIAM McLEWIS LANGFORD, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named SUZANNE WARNER and KIM BARKER, heirs and beneficiaries of the ESTATE OF MARY K. LANGFORD, and WILLIAM McLEWIS LANGFORD, Executor, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1 day of March, 2022.

Tiffany Beckman
NOTARY PUBLIC

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 5/7/24

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Linda Schreiner
AFFIANT

Subscribed and sworn to before me this 1 day of March, 2022.

Tiffany Beckman
NOTARY PUBLIC

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 5/7/24