Karen Johnson Davidson County
Batch# 877991 DEEDWARR
06/27/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20220627-0072951

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$255,000.00**

Subscribed and sworn to before me this 15 day of June, 2022.

C. Loy Carney — Affiant

Notary Public
My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Brittany Waggoner **118 Dellway Drive** **Nashville, Tennessee 37207**	Same	060-16-0-157.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **EUGENIA MCCLAIN, UNMARRIED,** has this day bargained and sold, and does hereby transfer and convey unto the said **BRITTANY WAGGONER A SINGLE WOMAN,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Joywood Heights, Section II, of record in Book 1130, Page(s) 92 and 93, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 252 fronts 60 feet on the Southerly side of Dellway Drive and runs back 203.5 feet on the Westerly line and 214.4 feet on the Easterly line to a dead line, measuring 60.9 feet thereon.

Being the same property conveyed to Eugenia McClain, unmarried by Warranty Deed from Joyce Pyburn Williams and William Fred Pyburn and Stephen Hite Pyburn and Stacey Pyburn Mccoy, Heirs at Law of Thelma H. Pyburn of record in Book 9347, Page 410, Register's Office for Davidson County, Tennessee, dated April 29, 1994 and recorded on May 17, 1994.

Being also known as 118 Dellway Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 15 day of June, 2022.

Eugenia McClain
EUGENIA MCCLAIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **EUGENIA McCLAIN**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of June, 2022.

Mary Birthright
NOTARY PUBLIC

My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

True Copy Certification

I, **Diane March,** 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 this the 15th day of June, 2022.

Affiant Signature
Date 06/15/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

