Karen Johnson Davidson County
Batch# 879616 DEEDWARR
06/28/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220628-0074556

WARRANTY DEED

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$500,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF June, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 090
WBC Homes of TN 2600 Hillsboro Road Aprt 119 Nashville, TN 37212	New Owner	GROUP 15 0 PARCEL 103.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Maxine Lagan, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

WLC Construction LLC
d/b/a
WBC Homes of TN., a Tennessee Limited Liability Company

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:

LAND in Davidson County, Tennessee, being Lot No. 1056 on the plan of Charlotte Park, Section 14, of record in Book 3300, pages 29 and 30, Register's Office for said County.

SAID Lot No. 1056, which is a corner lot, fronts 114.3 feet on the northeasterly margin of Comet Drive and fronts 77.9 feet on the southeasterly margin of Annex Avenue, said frontages being joined by a curve having a length of 37.51 feet, and extends back 130.2 feet on the northeasterly line and 113.9 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Joseph Edmund Lagan et ux Maxine Lagan by Warranty Deed from Frances Joann Steebe, unmarried, dated October 28, 1977 and filed of record November 2, 1977 in Book 5218, Page 49, Register's Office for Davidson County, Tennessee. **The said Joseph Edmund Lagan died October 17, 2021, property passing to Maxine Lagan by operation of law.**

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **620 Comet Drive, Nashville, Tennessee 37209.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 23rd day of June, 2022.

Maxine Lagan

Maxine Lagan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maxine Lagan, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2022.

NOTARY PUBLIC

My Commission Expires: My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-24-22.

Affiant Signature

6-27-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 27 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY