Karen Johnson Davidson County
Batch# 882638 DEEDWARR
07/01/2022 08:10:30 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20220701-0076295

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

File No.: TN-2022-14016NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Wanda Williams	Wanda Williams	147-150-12300
(NAME)	(NAME)	
1804 Brookvalley Place	1804 Brookvalley Place	
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BOBBY R. ELKINS, JR. AND TAMARA DIMITROFF AND TIFFANY M. KENDALL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WILLIAMS**, 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:

Being Lot No. 99 on the Map of Whispering Hills, Section I, as of record in Book 2331, page 83, Register's Office for said County. Said Lot No. 99 fronts 72 feet on the southerly side of Whispering Hills Drive and runs back 192 feet on the easterly line and 119.5 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 71 feet.

Being the same property conveyed to Bobby Ray Elkins and wife, Nancy May Elkins by Deed dated July 3,

1972 from James A. Baker and wife, Louise D. Baker, of record in Book 4615, Page 998, Register's Office for Davidson County, Tennessee. The said Bobby Ray Elkins having since died on May 17, 2006, leaving his interest to Nancy May Elkins by right of survivorship. The said Nancy May Elkins having since died on September 1, 2013, leaving her interest to Bobby Ray Elkins Jr., Tamara Dimitroff and Tiffany Kendall, her Devisees of her Last Will and Testament and Order to Admit Last Will and Testament of record in Instrument Number 20220511-0054102, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 551 Whispering Hills Drive, Nashville, TN 37211
(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 30 day of June 2022.

Bobby Ray Elkins, Jr.
Bobby R. Elkins, Jr.

Tamara Dimitroff
Tamara Dimitroff

Tiffany Kendall
Tiffany M. Kendall

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of June 2022, before me personally appeared **Bobby R. Elkins, Jr. and Tamara Dimitroff and Tiffany M. Kendall** 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 30 day of June 2022.

Commission Expires: 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 6/30/2022 (date of document).

Affiant Signature
Date 6/30/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 30 day of June 2022

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY