23242
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 891870 DEEDWARR
07/21/2022 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,494.80
20220721-0083546

WARRANTY DEED

Address New Owner(s):
Nathaniel Walls
2310 Milton Drive
Nashville, TN 37216

Send Tax Bills to:

Same As New Owner

Map/Parcel: 09605004200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Claire Rion Weber, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Nathaniel Walls, unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to: Taxes for 2022 and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 241 Cumberland Circle, Nashville, TN 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 GRANTEE, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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/our hand(s) as on the date shown on the Notary forms.

Claire Rion Weber

Claire Rion Weber

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claire Rion Weber , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 6th day of July, 2022.

My Commission Expires:
3/3/26

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $404,000.00

Claire Rion Weber
Affiant

Subscribed and sworn to before me this 6th day of July , 2022.

My Commission Expires:
3/3/26

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

EXHIBIT "A" **GF#: 23242**

Legal Description

BEING a part of Lot No. 55 in Bluefields, Bransford Realty Company's Subdivision of the Sam P. Sweeney's Farm, 3rd Civil District, Davidson County, Tennessee, of record in Book 843, page 34, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Cumberland Circle, which point is the common corner of Lots 54 and 55 in said plan; running thence in a northerly direction with the dividing line between said two lots, 264.3 feet to the rear boundary line of Lot 57 in said Plan; thence in a westerly direction along the rear margin line of said Lot 57 and also 55, ninety feet to a point; thence in a southerly direction and in a straight line about 254 feet, more or less, to a point in the northern margin of Cumberland Circle, which point is 100 feet west of the beginning point; thence in an easterly direction along the northern margin of said Avenue, 100 feet to the point of beginning.

BEING the same property conveyed H. R. Shortman, Jr. by deed from Bransford Realty Co. of record in Book 1133, page 52, Register's Office for Davidson County, Tennessee, dated August 24, 1939 and recorded on August 26, 1939. The said H. R. Shortman, Jr. aka Henry Russ Shortman, Jr. sybseqyebtkt died testate on April 14, 1964, and his Last Will & Testament was admitted for Muniment of Title in the Probate Court for Davidson County, Tennessee, thereby vesting title into his wife, Claire Jaccard Shortman. The said Claire Jaccard Shortman subsequently died testate on February 20, 1978 and her Last Will & Testament was admitted for Muniment of Title in the Probate Court for Davidson County, Tennessee, thereby vesting title into Claire Rion Weber (Minute Book 252-236, Will Book 123, page 101, Davidson County, Tennessee).

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 July 6, 2022.

Affiant Signature

July 6, 2022
Date

State of Tennessee
County of Davidson
Sworn to and subscribed before me this
6th day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON