Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-22-5107

WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 898066 DEEDWARR
08/03/2022 11:01:33 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20220803-0088438

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Dennis E. Homesley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2022

Lindsay B. Fattal
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2022-1107

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Homesley and Redonda Homesley	new owners	
(NAME)	(NAME)	
5107 Amalie Drive		161-07-0-032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Virginia Davis Layne, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Homesley and Redonda Homesley,** husband and wife, 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:

EDWARD JOHNSON

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of McMurray Woods, Section One of record in Plat Book 2900, Page 99, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 120 feet on the southwesterly side of Amalie Drive and extends back between lines 343.6 feet on the northwesterly line and 349.45 feet on the southeasterly line, to a dead line in rear, measuring 120 feet thereon.

Being the same property conveyed to Buford King Layne and wife, Virginia G. Layne by Warranty deed from John C. Cunningham and wife, Wynona P. Cunningham of record in Book 3617, page 451, Register's Office for Davidson County, Tennessee, dated September 11, 1963 and recorded on September 12, 1963. (Value or consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Buford Ling Layne by Quitclaim deed from Virginia G. Layne of record in Book 4665, page 593, Register's Office for Davidson County, Tennessee, dated May 10, 1972 and recorded on December 19, 1972. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Virginia Davis Layne, as to a one-half (1/2) undivided interest by Quitclaim deed from Buford K. Layne, an unmarried person of record in Book 6379, page 924, Register's Office for Davidson County, Tennessee, dated September 12, 1984 and recorded on September 12, 1984. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Virginia Davis Layne, as to a one-half (1/2) undivided interest by Quitclaim deed from Buford K. Layne, an unmarried person of record in Book 6379, page 926, Register's Office for Davidson County, Tennessee, dated September 12, 1984 and recorded on September 12, 1984. (Value or consideration shown in aforementioned deed $24,428.00.)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 99, Register's Office for Davidson County, Tennessee.

This property, known as 5107 Amalie Drive, Nashville, TN 37211
(House Number) (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

Being the same property conveyed to Virginia Davis Layne, as to a one-half (1/2) undivided interest by Quitclaim deed from Buford K. Layne, an unmarried person of record in Book 6379, page 926, Register's Office for Davidson County, Tennessee, dated September 12, 1984 and recorded on September 12, 1984.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 99, Register's Office for Davidson County, Tennessee.

This property, known as 5107 Amalie Drive, Nashville, TN 37211
(House Number) (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 my/our hand(s) this 27th DAY OF July, 2022.

Virginia Davis Layne

Virginia Davis Layne

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Virginia Davis Layne,** with whom I am personally acquainted (or 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 and official seal at office, this 27th day of July, 2022.

Notary Public
My commission expires: 7-20-2024

YVETTE LYN MELDRUM (SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024