Warranty Deed

Karen Johnson Davidson County Batch# 912896 DEEDWARR 09/06/2022 03:16:30 PM 3 pgs Fees: $18.00 Taxes: $1,794.50 20220906-0100017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $485.000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2022. Notary Public My commission expires: 01/12/23

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amanda Raye Holman	New Owner(s)	061-04-0-047.00
4917 Log Cabin Road		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMANDA RAINES PAGE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA RAYE HOLMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 23 of Marina C. McGaughey's 2nd Subdivision of part of Tract No. 4 of A. J. McGaughey's 2nd Hayesboro Subdivision. Described according to surveys by S. R. Sanford, Jr. dated June 30, 1939 and T. R. Sanford dated December 8, 1949, and in the Southerly 1/2 of Ruskin Avenue (now closed), adjoining said Lot No. 23, and further described according to a survey by John Kohl, Surveyor, dated June 6, 1978, as follows:

Beginning at a point in the Westerly margin of Log Cabin Road, formerly Ferguson Avenue; thence 189.5 feet along the common line between Lot Nos. 22 and 23; thence 61.4 feet, more or less, to a point in the Westerly margin of Log Cabin Road; thence along said Road, 172.9 feet more or less to the point of beginning.

Being the same property conveyed to Amanda Raines Page, an unmarried woman by Warranty Deed from Alexandrea Pataky, a married woman of record in Instrument No. 20171106-0113866 Register's Office for Davidson County, Tennessee, dated November 01, 2017 and recorded on November 06, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4917 Log Cabin Road, Nashville, TN 37216, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2022.

Amanda Raines Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amanda Raines Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2022.

Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/2022.

Affiant Signature

9/2/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/2/2022

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON