This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18664-SL

Karen Johnson Davidson County
Batch# 914548 DEEDWARR
09/09/2022 10:52:40 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20220909-0101133

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2022.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carol Nixon 1324 Barnes Road Nashville, TN 37013	New owner	173 00 0 123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert E. Wagner, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carol Nixon, an unmarried woman,** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being land in Davidson County, Tennessee, being shown on the Plat of the John A. Wittes, Jr., et ux, property of record in the Plat Book 5190, Page 457, Register's Office of Davidson County, Tennessee, and being described as follows: Beginning in the Northerly margin of Barnes Road at the Southeast corner of Lot No. 398 on the plan of Section 1, Monte Carlo Estates, of record in Book 4675, Page 68, said Register's Office; thence with the Easterly lines of Lot Nos. 398, 396 and 395 on said plan, North 09 degrees 06 minutes 16 seconds East 241.68 feet to the most Westerly Southwest corner of the property conveying to Clyde E. O'Brien, Sr., et tax, by deed from 1.E. Moore, etal, of record in Book 3068, Page 390, said Register's Office; thence with the Southerly line of the Westerly portion of said O'Brien's property South 88 degrees 21 minutes 12 seconds East 139.05 feet to an iron pin at the Northwest corner of that portion of the property conveyed to Alice D. Elliott by deed from Lucy Jones, of record in Book 3617, Page 441, said Register's Office, remaining after said Elliott's conveyance of the property herein described; thence with the Westerly line of said Elliott's remaining property South 09 degrees 06 minutes 16 seconds West 259.58 feet to an iron pin in the Northerly margin of Barnes Road; thence with the Northerly margin of Barnes Road North 80 degrees 57 minutes 23 seconds West 137.88 feet to the point of beginning, containing 0.797 acres more or less.

Being the same property conveyed to Robert E. Wagner, unmarried, by Warranty Deed from LOC Distribution, Inc., a Tennessee Corporation, of record in Instrument No. 20131028-0111665, in the Register's Office of Davidson County, Tennessee, dated October 25, 2013 and recorded on October 28, 2013.

This is improved property located at: **1324 Barnes Road, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2022.

GRANTOR:

Robert E. Wagner

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert E. Wagner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26