WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$468,700.00.**

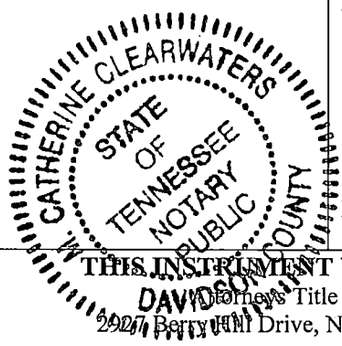
Affiant

Subscribed and sworn to before me, this the 19th day of September, 2022.

Notary Public

My commission expires: 1-6-25

(AFFIX SEAL)



Karen Johnson Davidson County
Batch# 918362 DEEDWARR
09/19/2022 12:03:40 PM 2 pgs
Fees: $13.00 Taxes: $1,734.19

20220919-0104115

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2924 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles Harrison Regan	New Owner	**Map 133-06-0 Parcel 193.00**
243 Wheeler Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Victoria M. Gambrell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Harrison Regan, a single man

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 Lots Nos. 44, 45, 46 and 47 on the map of J.G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard and Parrish, Surveyor, April 1939, as follows: Beginning on the southerly margin of Wheeler Avenue at a point 497.5 feet west of the westerly line of the Freed land, said point being the corner of Lots Nos. 47 and 48; thence with the line between said two lots, southwardly 208.6 feet; thence north 88 degrees west 100 feet to the corner of Lots Nos. 43 and 44; thence with the line between said two lots, northwardly 210.4 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

Being the same property conveyed to Victoria M. Gambrell, single woman, by Warranty Deed from Nancy Terzian, unmarried, of record in Instrument No. 20190304-0019182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **243 Wheeler Avenue, Nashville, TN 37211**

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 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 **19th** day of **September, 2022.**

Victoria M. Gambrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Victoria M. Gambrell,** the within named seller, 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 official seal at Nashville, Tennessee, this **19th** day of **September, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24