WARRANTY DEED

Karen Johnson Davidson County
Batch# 929558 DEEDWARR
10/14/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20221014-0112686

File No. DH-22-3271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2022

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and returnable to
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Galactic Infill LLC	Same as new Owner	
(NAME) 935 East Trinity Lane	(NAME)	107-05-0B-213.00-CO
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, I/we, **Margie Sue Curtis, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Galactic Infill LLC**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 213, on the Plan of Addition to Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 456, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thelma L. Curtis and Margie S. Curtis by Warranty Deed from Jack Driver & Son, Inc of record in Book 5977, Page 68, and re recorded in Book 5997, Page 130, Register's Office for Davidson County, Tennessee, dated December 10, 1982 and recorded on December 14, 1982. Thelma L. Curtis subsequently died on July 27, 2013 leaving Last Will and Testament filed for Probate in Docket No. P-2104-14, Probate Court of Humphreys County, Tennessee. Pursuant to said Last Will & Testament, Thelma L. Curtis devised her interest in the subject property to her sister, Margie S. Curtis, making her sole owner. Said Last Will and Testament has also been recorded in Instrument No. 20181019-0103989 Register's Office for Davidson County, Tennessee.

This is property more commonly known as 213 Oak Grove Drive, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 11th day of October, 2022.

Margie Sue Curtis by Woody Curtis Miller, Attorney in fact

Margie Sue Curtis by Woody Curtis Miller, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Woody Curtis Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Margie Sue Curtis, and that this instrument was executed on behalf of the said Margie Sue Curtis for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Williamson County, Tennessee. 202210140112685

Witness my hand, at office, this 11th day of October, 2022.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 11, 2022**.

Date

Affiant Signature

October 11, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025