Karen Johnson Davidson County
Batch# 946270 DEEDWARR
11/30/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20221130-0125528

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19676-TC

STATE OF TENNESSEE
COUNTY OF WILSON

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2022.

Notary Public
My Commission Expires: 3-8-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julia A. Bambini 323 Lorna Drive Nashville, TN 37214	Same as new Owner	096 09 0 007.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Patricia Ann Gill, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Julia Bambini, a single woman**, hereinafter called the Grantee, her 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. 178 on the Plan of Woodberry Park, as of record in Plat Book 2133, Pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 178 fronts 90 feet on the Northerly side of Lorna Drive and runs back 87 feet on the Easterly line and 137.1 feet on the Westerly line to a dead line, measuring 100.6 feet thereon.

Being the same property conveyed to Patricia Ann Gill by Quitclaim Deed from Elbert Floyd Allen and wife Phebe Belle Allen, of record in Instrument No. 20020312-0030772, in the Register's Office for Davidson County, Tennessee, dated March 07, 2002 and recorded on March 12, 2002

Being the same property conveyed to Elbert Floyd Allen and wife, Phebe Belle Allen by Quitclaim Deed from Gail P. Pigg, Trustee of record in Book 10169, Page 370, in the Register's Office for Davidson County, Tennessee, dated August 27, 1996 and recorded on August 28, 1996.

Being the same property conveyed to Gail P. Pigg, Trustee by Quitclaim Deed from Elbert Floyd Allen and Phebe Belle Allen, Co-Executors of the Estate of Mary Ethel Leighton of record in Book 10169, Page 370, in the Register's Office for Davidson County, Tennessee, dated August 27, 1996 and recorded on August 28, 1996.

Being the same property conveyed to Paul A. Leighton and wife, Mary E. Leighton by Warranty Deed from Mary L. Trainor and Rev. Paul E. Trainor, of record in Book 4620, Page 106, in the Register's Office for Davidson County, Tennessee, dated July 14, 1972 and recorded on July 19, 1972. The said Paul A. Leighton since died in June 29, 1977 and Mary E. Leighton died in December 24, 1995, leaving a Will probated in the Probate Court for Davidson County, Tennessee, Docket No. 96P-39.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **323 Lorna Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 29th day of November, 2022.

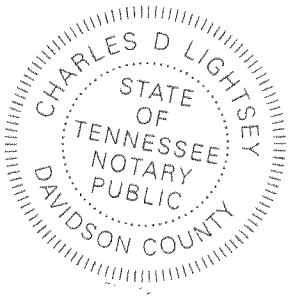
GRANTOR:

Patricia Ann Gill

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia Ann Gill, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of November, 2022.



Notary Public
My Commission expires: 3/3/26

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 11-29-22.

Tracey Trumphour
Affiant
Date: 11-29-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29 day of November, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY