Karen Johnson Davidson County
Batch# 956022 DEEDWARR
12/29/2022 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20221229-0133468

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5515-WE

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December , 2022.

Notary Public

MY COMMISSION EXPIRES: 7/26/25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Encore Construction LLC	**Encore Construction LLC**	
2807 Wimbledon Rd	256 Seaboard Lane, Suite B103	117-09-0-044.00
Nashville, TN 37215-1917	Franklin, TN 37067	
(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, **Dorothy Lee Sills, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Encore Construction LLC., a Tennessee Limited Liability Company**

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:

All that certain parcel of land situated in City of Nashville, County of Davidson, State of Tennessee, being known and designated as follows:

Tract No. 1: Being Lot No. 12 of Block 8, on the map of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County.

Said Lot No. 12 fronts 160 feet on the Southeasterly side of Woodmont Circle and extends Back 183.3 feet on the Northeasterly line and 266 feet on the Westerly line to the Northwesterly line of Lot No. 5 in said Subdivision, measuring 225 feet thereon.

Tract No. 2: Being Part of Lot No. 4, of Block 8 on the plan of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County, described as follows:

Beginning on the Southeasterly Margin of Woodmont Circle at the corner of Lots Nos. 4 and 12; thence with the line between said two lots, Southeastwardly 183.3 feet to the common corner of Lots Nos. 4, 5 and 12; thence Northwardly 200 feet, more or less, to the Southeasterly Margin of Woodmont Circle; thence with said circle, Southwesterly 140.7 feet to the beginning.

Being the same property conveyed to Joe Byrns Sills and wife, Dorothy Lee Sills, by Installment Deed from Hardie C. Bass, Jr and wife, Julia Henderson Bass, of record in Book 4252, Page 25, Register's Office for Davidson County, Tennessee, dated July 10, 1968 and recorded on July 18, 1968.

Said Joe Byrns Sills having since died on September 25, 2011, vesting Dorothy Lee Sills as surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2807 Wimbledon Rd, Nashville, TN 37215-1917**

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 our hands this the 28 day of December, 2022.

Dorothy Lee Sills

Dorothy Lee Sills

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 **Dorothy Lee Sills,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of December, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/28/22

GEORGE E. MUDTER, JR.
Dated 12/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/28/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

