WARRANTY DEED

Karen Johnson Davidson County
Batch# 968652 DEEDWARR
02/07/2023 02:16:29 PM 2 pgs
Fees: $13.00 Taxes: $1,470.05

20230207-0008962

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,310.00.

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2023.

S. Denise Woods
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-15697NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mary Sandusky and Walter Sandusky, IV	First Community Mortgage	14715012300
(NAME)	(NAME)	
551 Whispering Hills Drive	262 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Seven Thousand Three Hundred Ten And No/100 Dollars ($397,310.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WANDA WILLIAMS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter Cooper Sandusky, IV and May Kate Sandusky, husband and wife,** 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 Lot No. 99 on the Map of Whispering Hills, Section I, as of record in Book 2331, pages 82, 83, and 84, Register's Office for said County. Said Lot No. 99 fronts 72 feet on the southerly side of Whispering Hills Drive and runs back 192 feet on the easterly line and 119.5 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 71 feet.

Being the same property conveyed to Wanda Williams by Warranty Deed dated 06/30/2022 from Bobby R. Elkins, Jr., and Tamara Dimitroff and Tiffnay M. Kendall, of record in Instrument Number 20220701-0076295, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 551 Whispering Hills Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 2 day of February 2023.

Wanda Williams
Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

On this 2 day of February 2023, before me personally appeared **Wanda Williams**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 2 day of February, 2023

Commission Expires: 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public