Karen Johnson Davidson County
Batch# 976637 DEEDWARR
03/03/2023 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20230303-0015338

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The 913 Bailey St Trust	**New Owner**	**08301022400**
PO BOX 695	**Same**	
Madison, TN 37116		

FOR AND IN 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 ACKNOWLEDGE, WE,

Wanda H Dye, unmarried woman

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

Erin Dias, Trustee of The 913 Bailey St Trust

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:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of JG Grissim's Grand Avenue Addition, of record in Book 974, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to JL Holt and wife, Lula R Holt, by Warranty Deed from Joe Corley Motors, Inc., dated January 21, 1969, of record in Book 4304, Page 988, in the Register's Office for Davidson County, Tennessee. JL Holt died January 13, 1983, leaving Lula R Holt as the sole surviving tenant. Lula R Holt died testate November 24, 2007, and by Last Will & Testament admitted to probate by Order of the Circuit Court for Davidson County, Tennessee, Case No. 08P-9, Wanda H Dye was named Executrix of the Estate of Lula R Holt. By Executor's Deed dated July 31, 2008, of record in Instrument No. 20080806-0080860, Register's Office of Davison County, Tennessee, Wanda H. Dye, Executrix of the Estate of Lula R. Holt, conveyed subject property to Wanda H. Dye.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 913 Bailey St, Nashville, TN 37206.

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 in 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.

Wanda H Dye Date: 3/2/23

Wanda H Dye

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Wanda H Dye, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025
MARK B. LEEDOM

Certificate of Authenticity

I, Mark B Hackett, 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 3/2/23.

Date

Affiant Signature

3/2/23

Date

State of TN

County of Sullivan

Sworn to and subscribed before me this 2 day of March, 2023.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)