Karen Johnson Davidson County
Batch# 977997 DEEDWARR
03/07/2023 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230307-0016384

Warranty Deed

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $410,000.00. Affiant Subscribed and sworn to before me, this the 1st day of March, 2023. Notary Public My commission expires: 6/23/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paul Martin Reeves Joanna Margaret Wright	New Owner	042-03-0-091-00
809 North Graycroft Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NANCY H. CURTIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL MARTIN REEVES, AN UNMARRIED MAN, AND JOANNA MARGARET WRIGHT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 49 on the Plan of Section Two, Morning View Subdivision, as of record in Book 2133, Page 99, Register's Office for said County.

Said Lot 49 fronts 192.55 feet on the Westerly side of Graycroft Avenue and runs back 222.34 feet on the Northerly line and 216.08 feet on the Southerly line, to a dead line, measuring 252.24 feet thereon.

Being the same property conveyed to Ronald L. Curtis and wife, Nancy H. Curtis, by Warranty Deed from Eugene D. Jackson, Jr., and wife, Sara Ruth Jackson, of record in Book 2438, Page 219, Register's Office for Davidson County, Tennessee, dated April 02, 1955 and recorded on June 27, 1955. Ronald L. Curtis having since died on April 16, 1985.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 809 North Graycroft Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of March, 2023.

Nancy H. Curtis

Nancy H. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nancy H. Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of March, 2023.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Katie Smith, 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

3/1/23.
Date

Affiant Signature

3/1/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1st day of March, 2023.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

