Karen Johnson Davidson County Batch# 978083 DEEDWARR 03/07/2023 03:16:30 PM 3 pgs Fees: $18.00 Taxes: $749.25 20230307-0016504	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $202,500.00 Affiant Subscribed and sworn to before me, this 7th day of March 2023. Notary Public My commission expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WA Investment Ventures, LLC	**NEW OWNER**	**08301022400**
PO BOX 210691		
Nashville, TN 37221		

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,

Erin Dias, Trustee of The 913 Bailey St Trust

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

WA Investment Ventures, LLC

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 Erin Dias, Trustee of the 913 Bailey St Trust, by Warranty Deed from Wanda H. Dye., dated March 2, 2023, of record in Instrument Number 20230303-0015338 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.

Erin Dias Date: 3-2-23

The 913 Bailey St Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ERIN DIAS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 913 BAILEY ST TRUST and that she is authorized by THE 913 BAILEY ST TRUST to execute this instrument on its behalf.

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

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Jennifer Russell, 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 3/2/2023.
Date

Jennifer Russell
Affiant Signature

3/7/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 7th day of March, 20 23

Notary's Signature

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)

