39B

Warranty Deed

Karen Johnson Davidson County Batch# 992260 DEEDWARR 04/14/2023 11 03 28 AM 2 pgs Fees $13 00 Taxes $4,070 00 20230414-0027458	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00 Affiant Subscribed and sworn to before me, this the 13th day of April, 2023 Notary Public My commission expires 7/6/2

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Kaitlyn Alyssa Lang Adam C Lang	Bank of America	083-06-0-326 00
1602 Eastland Avenue	101 S. Tryon St	
Nashville, TN 37206	Charlotte NC 28255	

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, **JIM SIMPSON AND MARY ELIZABETH LONG SIMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAITLYN ALYSSA LANG AND ADAM C. LANG, WIFE AND HUSBAND**, 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 the easterly 34 feet of Lot No. 2 and the westerly 33 feet of Lot No. 3 on the Map of George Shield's East End Subdivision, as of record in Book 57, Page 112, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 2 and 3 front together 67 feet on the Southerly side of Eastland, formerly East End Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank L. Holt and wife, Cindy A Holt by Warranty Deed from William C. Brown and Geraldine Taylor, as Tenants in Common with the right of survivorship of record in Book 5268, page 90, Register's Office for Davidson County, Tennessee, dated March 29, 1978 and recorded on March 31, 1978

Being the same property conveyed to Cindy A Holt and Frank L Holt, wife and husband, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed from Frank L. Holt and Cindy A. Holt, husband and wife of record in Instrument No. 20130819-0086556 Register's Office for Davidson County, Tennessee, dated August 05, 2013 and recorded on August 19, 2013.

Frank L Holt deceased on or about March 10, 2020, leaving Cindy A. Holt, as sole surviving tenant by the entirety.

Being the same property conveyed to Jim Simpson and Mary Elizabeth Long Simpson by Warranty Deed from Cindy A Holt, an unmarried woman of record in Instrument No. 20220516-0055860 Register's Office for Davidson County, Tennessee, dated April 19, 2022 and recorded on May 16, 2022.

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 1602 Eastland Avenue, Nashville, TN 37206, 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 13th day of April, 2023

Jim Simpson

Mary Elizabeth Long Simpson

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 Jim Simpson and Mary Elizabeth Long Simpson, 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 13th day of April, 2023

Notary Public

My Commission Expires 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026