RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230400062

WARRANTY DEED

Karen Johnson Davidson County
Batch# 995335 DEEDWARR
04/24/2023 10 51 34 AM 2 pgs
Fees $13 00 Taxes $1,433 75

20230424-0029896

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$387,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of April, 2023.

Notary Public

MY COMMISSION EXPIRES:

THERESA C. VINCENT NOTARY PUBLIC STATE TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WPN, LLC	**SAME**	**052-03-0-093.00**
209 Neelys Bend Road		**052-03-0-092.00**
Madison, TN 37115		**052-03-0-091.00**

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 ACKNOWLEDGED, WE,

Estela Menie Kabigting Bell, Married

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

WPN, LLC, a limited liability Company

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 the 11th Civil District of Davidson County, Tennessee, being part of Tract "B" on the map of Home Acres Subdivision of record in Book 974, Page 39, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made June 5, 1950, by George H. Watkins, Surveyor, as follows:

BEGINNING at a point in the northerly boundary of Sanitarium Drive 224.4 feet from the center of the Larkin Springs Road; thence in a westerly direction along the northerly boundary of Sanitarium Drive 219 feet to a point; thence in a northerly direction 200 feet to a point; thence in an easterly direction 219 feet to a point; thence in a southerly direction 200 feet to the point of beginning.

BEING the same property conveyed to Esteban M. Kabigting and wife, Adela A. Kabigting by Installment Deed from Nashville Agricultural and Normal Institute, Inc., dated 5/14/1970 and recorded 5/18/1970 in Book 4418, Page 208, Register's Office for Davidson County, Tennessee. The said Adela A. Kabigting having died on 2/7/2003, leaving Esteban M. Kabigting as the surviving spouse. Esteban M. Kabigting is one and the same as Roy M. Kabigting. The said Roy M. Kabigting having since died on 7/12/2014, with his estate being probated in Davidson County under Docket No. 14P1452. The sole beneficiary of his estate was Estela Menie Kabigting Bell.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **777 Hospital Drive, Madison, TN 37115**
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 21st day of April, 2023.

Estela Menie Kabigting Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estela Menie Kabigting Bell the bargainor(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 and official seal at Nashville, Tennessee, this 21st day of April, 2023

Commission Expires _____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025