Karen Johnson Davidson County
Batch# 1000278 DEEDWARR
05/05/2023 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20230505-0033625

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37593-03-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Mason Gamero Affiant Subscribed and sworn to before me this 2nd day of May, 2023. Julie Baily Notary Public My Commission Expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Wild West Realty Group, LLC 7221 Highway 70 S, Apt 505 Nashville, TN 37221	Wild West Realty Group, LLC 7221 Highway 70 S, Apt 505 Nashville, TN 37221	Map and Parcel No.: 11901035400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Robert Ferguson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wild West Realty Group, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 326 Valeria Street, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of May, 2023.

James Robert Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Robert Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of W.G. Thuss Addition, of record in Book 332, Page 149, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James R. Ferguson and AnnaJane Caylor, both unmarried, by deed dated April 1, 1986 from Larry H. Dillon, Executor, of record in Book 6825, Page 806 and re-recorded in Book 6834, Page 919, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 11, 1993 of record in Book 8889, Page 536, Register's Office for Davidson County, Tennessee, Anna Jane Caylor Ferguson conveyed her interest in subject property to James Robert Ferguson.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11901035400.
2. All matters appearing on the Plan of record as Book 332, Page 149, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 5, 2023 (date of document).

Affiant Signature

May 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023