BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005255 DEEDWARR
05/19/2023 09 39 17 AM 2 pgs
Fees $13 00 Taxes $1,167 91

20230519-0037639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,650 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF MAY 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Bardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Wanda Williams	Same as New owner	
(NAME)	(NAME)	128-03-0A-023-00
3804B Abbott Martin Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VICKI L. WHEATLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WILLIAMS,** 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. 23 on the Plan of First Revision of Cedar Forest of record in Plat Book 6900, Page 383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William D. Roy and Terri D. Roy, husband and wife by Warranty deed from Ronnie Underhill, single of record in Book 8790, page 52, Register's Office for Davidson County, Tennessee, dated November 16, 1992 and recorded on November 18, 1992. William D. Roy died May 20, 1997 leaving Terri D. Roy as the surviving tenant by the entirety.

Terri W. Roy died February 27, 2023, her estate being administered through Davidson County Probate Court, Docket No. 23P726. Vicki L. Wheatley...

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 505 Cedar Forest Court, Nashville, TN 37221-1203
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 17 day of May, 2023

VICKI L. WHEATLEY

STATE OF FLORIDA
COUNTY OF POLK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki L. Wheatley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of May, 2023.

Commission expires: 6.22.2025

Notary Public

PATTY STEVERSON
MY COMMISSION # HH 129700
EXPIRES. June 22, 2025
Bonded Thru Notary Public Underwriters