WARRANTY DEED

Karen Johnson Davidson County
Batch# 1008051 **DEEDWARR**
05/26/2023 09 52 24 AM 2 pgs
Fees $13 00 Taxes $2,479 00

20230526-0039833

File No. DD-23-4474

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Erin Elizabeth Wagner	New Owner	
(NAME) 474 Elysian Fields Road	(NAME)	133-00-0-006 00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I/we, **Emory C. Martin, a married man, and Brian K. Pinson, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Elizabeth Wagner, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the north right of way of Elysian Fields Road said point also being the southeast corner of Parcel 4 of Tax Map 133 in Davidson County, TN. and the southwest corner of herein described property;

Thence leaving said road N 07 deg 02 min 09 sec E 166.37 feet to a pipe;

Thence S 80 deg 31 min 57 sec E 131.57 feet to an iron pin;

Thence S 06 deg 01 min 47 sec W 178.69 feet to an iron pin in the right of way of said road;

Thence with the right of way with a curve to the right having a central angle of 11 deg 07 min 08 sec, a radius of 529.37', a length of 102.73' and a chord of N 76 deg 45 min 33 sec W 102.57' to a point;

Thence N 71 deg 11 min 59 sec W 33.32 feet to the point of beginning Containing 23,265.60 Sq. Ft. or 0.53 acres according to survey dated 5/27/2022 and performed by David P. Brackman, Tennessee No. 1684, Brackman Land Surveying, 1707 Gale Lane, Nashville, TN 37211, File No. 22-115.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-P-23-4474

Being the same property conveyed to Emory C. Martin, married, and Brian K. Pinson, married, by Warranty Deed from Phillip S. Bacigalupo and Mary G. Bacigalupo of record as Instrument Number 20220617-0069724, Register's Office for Davidson County, Tennessee, dated June 6, 2022 and recorded on June 17, 2022. (See Power of attorney in Instrument No. 20220617-0069722 and Instrument No. 20220617-0069723)

Subject property was never marital residence of Grantors.

This is property more commonly known as 474 Elysian Fields Road, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24th day of May, 2023.

Emory C. Martin

Brian K. Pinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of May, 2023, before me personally appeared Emory C. Martin and Brian K. Pinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2023.

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary Signature
My commission expires: 10/10/26