Karen Johnson Davidson County
Batch# 1008676 DEEDWARR
05/30/2023 10 00 30 AM 2 pgs
Fees $13 00 Taxes $1,257 63
20230530-0040385

WARRANTY DEED

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2023

Notary Public

MY COMMISSION EXPIRES 6-2-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Molly Sara Super	New Owner	096-11-0-075 00.
(NAME)	(NAME)	
619 Templewood Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vista Investment Group LLC, a Tennessee limited liability company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Molly Sara Super, a single woman,** 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·

Real Estate which is located in Davidson County, Tennessee, described as follows

Being Lot No 621 on the Map of Cloverhill, Section No VIII, as of record in Book 2331, Pages 10 and 11, Register's Office for said County

Said Lot No 621 fronts 65 feet on the Northeasterly side of Templewood Court and extends back 198 feet on the Northwesterly line and 188 feet on the Southeasterly line, to a line in the rear on which it measures 97 feet

Being the same property conveyed to Linda Sue Whiteaker, n/k/a Linda Sue Patton, from James H Sawyer and wife, Karen L Sawyer, by Warranty Deed on August 15, 1985, of record in Book 6637, Page 225, Register's Office for Davidson County, Tennessee

Being the same property conveyed to VISTA INVESTMENT GROUP, LLC from Linda Sue Patton, formerly known as Linda Sue Whiteaker, by Warranty Deed on December 20, 2022, of record in Instrument Number 20230103-0000099, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 619 Templewood Ct , Nashville, TN 37214
(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/our hands this 26th day of May, 2023

Vista Investment Group, LLC
a Tennessee limited liability company

By _____
Jackson Saupe
Its Authorized Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jackson Saupe with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Member of Vista Investment Group LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Member

WITNESS my hand and seal this 26th day of May, 2023

_____
Notary Public
My Commission Expires 6-23-25

File No 202305002

