Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1026263 DEEDWARR
07/14/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $8,769.00
20230714-0053967

39-B
File #23-1135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Matthew Wayman and Ann Romeyne Carroll, Co-Trustees of The Carroll Wayman Family Revocable Trust dated November 15th, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Courtney Allison Anderson and Aaron Wade Anderson, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 3 of Block 4 on the Plat of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Plat Book 974, Page 24, Register's Office for said County described according to a copy of a survey thereof Geo. W. Watkins, Surveyor, dated April 18, 1949, as follows:

Beginning at an iron pin in the Northerly margin of Sterling Road 30 feet Easterly from the common corner of Lots 2 and 3 of said block; thence Easterly along a slight curve with the margin of said road, 123.5 feet to a point, the intersection of said road and Werthan Drive; thence with the Westerly margin of Werthan Drive, formerly Midland Avenue, Northerly 100 feet to an iron pin at the corner of Lots 3 and 4; thence with the line between said lots Westerly 145.8 feet to an iron pin; thence Southerly along the rear wall of garage located on the Westerly part of Lot 3, Said line running between said garage, which is concrete block construction, and a frame she attached to the rear of said garage, 29 feet to the Southeast corner of said garage; thence Southerly 139.4 feet to the beginning.

Being the same property conveyed to William Wayman and Ann Carroll, husband and wife by Warranty Deed from Elizabeth Pagano McGuire of record in Instrument No. 20180102-0000362, Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 02, 2018.

Being the same property conveyed to William Matthew Wayman and Ann Romeyne Carroll, Co-Trustees of The Carroll Wayman Family Revocable Trust dated November 15th, 2021 by Quitclaim Deed from William Wayman and Ann Carroll, husband and wife, as tenants by the entirety of record in Instrument No. 20211119-0154379, Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 19, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2401 Sterling Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Courtney Allison Anderson **2401 Sterling Road** **Nashville, TN 37215**	NEW OWNER	**117-02-0-119.00**

WITNESS THE EXECUTION HEREOF this 30th day of June, 2023.

The Carroll Wayman Family Revocable Trust dated November 15th, 2021

, Co-Trustee
William Matthew Wayman, Co-Trustee

Ann Romeyne Carroll, Co-Trustee
Ann Romeyne Carroll, Co-Trustee

State of Tennessee)
County of Davidson)

On this 30th day of June, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, William Matthew Wayman and Ann Romeyne Carroll, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Co-Trustees of The Carroll Wayman Family Revocable Trust dated November 15th, 2021, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of ~~The Carroll~~ Wayman Family Revocable Trust dated November 15th, 2021 as Co-Trustees.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,370,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of July, 2023.

Notary Public

My Commission Expires: 9-2-24

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEVINE, 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 6-30-23.

Date

Affiant Signature

7-14-23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of July, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)