# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054446 DEEDWARR
09/27/2023 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20230927-0075726

*(this space for recording info)*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of September, 2023.

NOTARY PUBLIC

My commission expires: 3/4/27

KRISTI MCCOY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

**THIS INSTRUMENT WAS PREPARED BY**
***1st Quality Title, LLC***
***987 Vesta Road***
***Lebanon, TN 37090***

File # 23-1065 HENDERSON

*(AFFIX SEAL)*

| ADDRESS NEW OWNER(S) AS FOLLOWS: Katina Natasha Henderson and Guy Wayne Henderson, Sr | SEND TAX BILLS TO: Same as new owners | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 3206 Wilmoth Court | (NAME) | 050-14-0-152.00 |
| (ADDRESS) Nashville, TN 37207 | (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, **Geraldine M. Nesmith**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katina Natasha Henderson and Guy Wayne Henderson, Sr., wife and husband**, 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. 332 on the Plan of Section Two, Parkwood Estates, of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 332 fronts 95 feet on the Southeasterly side of Wilmoth Court and extends back 141.4 feet on the Northeasterly line and 128.8 feet on the Southwesterly line to a dead line measuring 58 feet thereon.
Being the same property conveyed to Levi Nesmith, Jr. and wife, Geraldine M. Nesmith by Warranty deed from Pauline B. Luckey and Dorris C. Booker, each unmarried of record in Instrument No. Book 4780, Page 510 Register's Office for Davidson County, Tennessee, dated January 11, 1974 and recorded on January 14, 1974.

Being the same property conveyed to Gay Lisa Levine, Trustee by Quitclaim Deed from Levi Nesmith, Jr. and Geraldine M. Nesmith of record in Book 7758, page 777, Register's Office for Davidson County, Tennessee, dated January 18, 1989 and recorded on January 26, 1989 and within the same deed the said Gay Lisa Levine, Trustee conveyed her interest in the subject property to Geraldine M. Nesmith..

DESIGNATED as Tax ID: 050-14-0-152.00

This is
unimproved ☐
improved ☒ property known as 3206 Wilmoth Court, Nashville, TN 37207

(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 the 25th day of September, 2023.

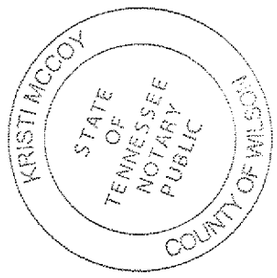
Geraldine M. Nesmith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Geraldine M. Nesmith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 25th day of September, 2023.

Notary Public

My Commission Expires:
3/6/27



# Certificate of Authenticity

I, **Kristi McCoy**, 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 **August 25, 2023.**

Kristi McCoy 8/25/23

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **August 25, 2023.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

