Karen Johnson Davidson County
Batch# 1059770 DEEDWARR
10/11/2023 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20231011-0079694

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3702

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson (MB)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of October, 2023

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Emily Kate Miller and Brandon Anderson<br>313 Canberra Court<br>Nashville, TN 37076 | New Owner | 097-08-0-040 |

# WARRANTY DEED

FOR AND IN 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,

**Willard R. Nance, Jr., and wife, Holly Anne Nance, as joint tenants with right of survivorship**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Emily Kate Miller and Brandon Murrell Anderson, 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:

Being Lot No. 231 on the Plan of Revised Resubdivision of Lots 231 and 232 of Lake Park, Section 6, as of record in Plat Book 5190, Page 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed by Warranty Deed from Archie R. Hickerson and wife, Jane Hickerson to Willard R. Nance, Jr., married, dated September 30, 2000 and recorded November 30, 2000, as Instrument No. 20001130-0117689 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Willard R. Nance, Jr. to Candace Burnette, Trustee, dated November 10, 2004 and recorded December 2, 2004, as Instrument No. 20041202-0143557 in Davidson County, Tennessee Register of Deeds. In the same deed, Candace Burnette, Trustee conveys to Willard R. Nance, Jr., and wife, Holly Anne Nance, as joint tenants with right of survivorship.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 313 Canberra Court, Nashville, TN 37076

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 so 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.

Dated this the 6th day of October, 2023.

Willard R. Nance, Jr

Holly Anne Nance

STATE OF TENNESSEE
COUNTY OF Wilson

On this 6th day of October, 2023, before me personally appeared Willard R Nance, Jr and Holly Anne Nance, 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 6th day of October, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 10/6/2023 (date of document).

Regina Sullo
Affiant Signature

October 10, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 10th day of October, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

