**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1064518 **DEEDWARR**
10/24/2023 02 35 38 PM 2 pgs
Fees: $13 00 Taxes $1,480.00

20231024-0083347

File No DH-23-5453

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2023

Notary Public

MY COMMISSION EXPIRES

(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 |
|---|---|---|
| Morgan Taylor Johnston | Legacy Home Loans | |
| (NAME) | (NAME) | |
| 88 Lyle Lane | 1036 Stearman Dr. #6 | 106-14-0-105 02 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | White House, TN 37188 | |
| (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, **John Riley Wampler, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morgan Johnston, an unmarried woman**, 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:

**Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hagan Homesites of record in Plat Book 3106, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to John Riley Wampler, a single man by Warranty deed from Michael S. Olson and Kimberlie A. McCue, Trustees of the Michael S. Olson Living Trust dated June 23, 2005 and Michael S. Olson and Kimberlie A. McCue, Trustees of the Kimberlie A. McCue Living Trust dated June, 23, 2005 of record in Instrument No. 20190611-0056068 Register's Office for Davidson County, Tennessee, dated June 5, 2019 and recorded on June 11, 2019.**

**This is not the marital residence of Grantor and is not subject to marital interest.**

**This is property more commonly known as 88 Lyle Lane, Nashville, TN 37210.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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



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2012 21st Avenue South
Nashville, TN 37212
FILE #. G-P-23-88

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 23rd day of October, 2023.

John Riley Wampler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2023, before me personally appeared John Riley Wampler, 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.

Notary Signature
My commission expires:

