Karen Johnson Davidson County
Batch# 1072333 DEEDWARR
11/16/2023 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20231116-0089269

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $309,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of November, 2023.

NOTARY PUBLIC

My commission expires:

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Carly Wasserman	Same as New owner	10816036900
(NAME)	(NAME)	
832 Woodcraft Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lillian Nagl, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Carly Wasserman, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 176B, ZONE LOT DIVISION, LOTS NOS. 172 THRU 180, PERCY PRIEST WOODS, SECTION 4, OF RECORD IN PLAT BOOK 6250, PAGE 993, AMENDING PLAT BOOK 6250, PAGE 356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED TO LILLIAN NAGL, MARRIED FROM ROBERT REAM AND WIFE, SALLY REAM BY WARRANTY DEED DATED 06/28/1995, AND RECORDED ON 06/30/1995, AT BOOK 9718, PAGE 211, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

THE SAID VASO BASIL NAGL HAVING SINCE DIED ON FEBRUARY 5, 2010, LEAVING LILLIAN NAGL AS HIS SURVIVING SPOUSE AND TENANT BY THE ENTIRITY.

This property is __unimproved _X_improved property known as: 832 Woodcraft Dr., Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of November, 2023.

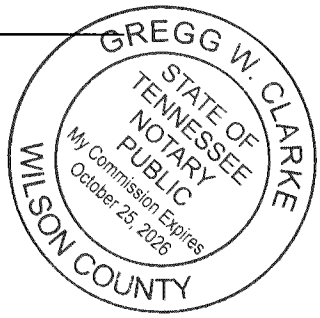
Lillian Nagl

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lillian Nagl, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2023.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Holly Kay, 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 11/13/23.

Date

Holly Kay

Affiant Signature

11/13/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of November, 2023.

Notary's Signature

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

My Commission Expires: 1-22-2025

Date

Notary's Seal (if on paper)