Karen Johnson Davidson County
Batch# 1077229 DEEDWARR
12/01/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20231201-0092941

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Mary Ann Paul
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ann Paul Michael Paul	OWNER	117-03-0 B-021.00 CO
(NAME)	(NAME)	
2728 Rock Wall Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret J. Lanius, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary Ann Paul and Michael Paul, 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 Unit No. B-5 in a horizontal property regime which is located on the Plat of Villager Condominium, of record in Plat Book 5200, Page 201, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Margaret J. Lanius, an unmarried woman by deed of record in Instrument No. 20220901-0098755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 2601 Hillsboro Pike, B-5, Nashville, TN 37212
(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/our hands this 27th day of November, 2023.

Margaret J. Lanius

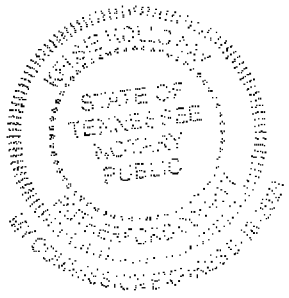
State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 27th day of November, 2023.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

File No.: 22836



I, Kelsie Holloway 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 11/27/2023 (date of document).

Kelsie Holloway

Affiant Signature

12/1/2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of December 2023

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 12/28/26

Notary's Seal (if on paper)

