FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, **WHICHEVER** IS GREATER, FOR THIS TRANSFER IS **470,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/29/2023** Notary Public MY COMMISSION EXPIRES: 9·21·26 (AFFIX SEAL)

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

Karen Johnson Davidson County
Batch# 1078068 DEEDWARR
12/04/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20231204-0093461

FOUR STAR TITLE LLC
ESTABLISHED 2009

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4763

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wadum Joint Living Trust	New Owner	**034-07-0A-153-00 CO**
1925 Nancy Beth Drive **Madison, TN 37115**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Linda M. Stanfill, a single person,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan J. Wadum, Trustee of the Wadum Joint Living Trust, dated June 2, 2011,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 7 on the plan of FINAL SUBDIVISION PLAT OF HARBOR VILLAGE, PHASE III, as shown by plat of record in Instrument No. 20050331-0034862 and amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Linda M. Stanfill, a single person by Deed dated August 31, 2017, from Marcus S. Flanagan and Andrea D. Flanagan, Husband and Wife, recorded September 6, 2017, in Instrument Number 20170906-0091552, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1925 Nancy Beth Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **November, 2023**.

Linda M Stanfill
Linda M. Stanfill

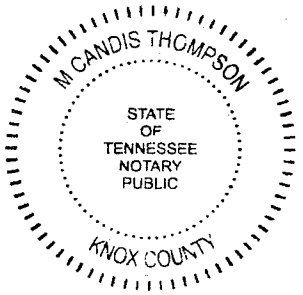
STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Loudon ct

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Linda M. Stanfill**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **November, 2023**.

M. Candis Thompson
NOTARY PUBLIC

My Commission Expires:
1.4.2025



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-29-23.

Affiant Signature

12-4-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

