PREPARED BY (~~AND RETURN TO~~):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1084017 DEEDWARR
12/20/2023 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20231220-0098024

Ivey Title, LLC Ref: (DL) Title No.: 63469
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dylan Conrad Williams Kristen Pellegrino Williams 516 Southcrest Dr. Nashville, TN 37211	Same as New owner

TAX MAP PARCEL NUMBERS: 14715015000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$490,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Felicia V. Staub, n/k/a Felicia Staub Langston and Hubert E. Langston, IV, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dylan Conrad Williams and Kristen Pellegrino Williams, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, pages 82 through 84, inclusive, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Said Lot No. 77 fronts 102 feet on the Northerly side of Southcrest Drive and runs back between lines, measuring 230 feet on the Westerly line, and 171 feet on the Easterly line to the rear line on which it measuring 118 feet.

Being the same property conveyed to Felicia V. Staub and Hubert E. Langston, IV, as joint tenants with right of survivorship by Warranty Deed from Global Real Estate Educational Network, LLC, a Tennessee Limited Liability Company, dated June 27, 2019 and recorded on June 28, 2019, of record in Instrument No. 20190628-0063198, Register's Office for Davidson County, Tennessee.

Felicia V. Staub and Felicia Staub Langston are one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 82, 83 and 84, said Register's Office, which Plan shows a 90, foot minimum building setback line from Southcrest Drive, and a 10 foot easement for public utility purposes along the rear and westerly side line of said lot.

This is improved property, known as 516 Southcrest Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of December, 2023.

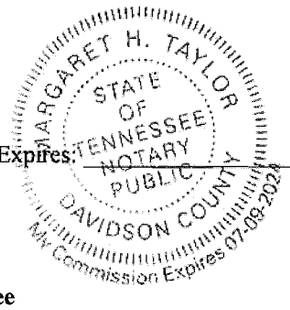
Felicia Staub Langston
Felicia Staub Langston

Hubert E. Langston IV
Hubert E. Langston, IV

State of Tennessee

County of Davidson

On this 19th day of December, 2023, before me the undersigned authority, personally appeared Felicia V. Staub and Hubert E. Langston, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Margaret H. Taylor
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Sworn and subscribed before me this 19th day of December, 2023.

D. Hardwick
Notary

My Commission Expires: _____



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 19, 2023**.

Date

D Hardwick

Affiant Signature

December 20, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026