2024-1020-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1099039 DEEDWARR
02/07/2024 03:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,553.63
20240207-0008768

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$419,900.00.**

Affiant

Subscribed and sworn to before me this 1st day of February, 2024

Notary Public

My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B-9, Brentwood, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Peter Mulcahy Jr.	Navy Federal Credit Union	095-10-0-015
110 19th Avenue South	5550 Heritage Oaks Drive	
Nashville, TN 37210	Pensacola, FL 32526	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Peter Mulcahy, Jr., an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a lot No. 177 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Wanda Williams, unmarried by Warranty Deed from John H. Woodall, Jr., Executor of the Estate of Dorothy Jean Woodall and Scenic View Baptist Church, A Tennessee Non-profit Corporation and Briana Elizabeth Diehl and Elizabeth Black Birmingham and Harriett Turner and Mary Diehl and John H. Woodall, Jr. And H. James Wright and John H. Woodall, II and Michelle Jenkins dated 06/29/2023 and recorded on 07/13/2023 as Instrument Number 20230713-0053827 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **531 Bismark Drive, Nashville, TN 37210.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 7th day of February, 2024.

Wanda Williams

Wanda Williams

STATE OF TN
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 7th day of February, 2024.

Notary Public — My commission expires 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 2/7/2024 (date of document).

Affiant Signature
Date 2/7/2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of February, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2024

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202402070008768