Karen Johnson Davidson County
Batch# 1100607 DEEDWARR
02/13/2024 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20240213-0010001

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED FORTY EIGHT THOUSAND AND 00/100 (248,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/11/2026

(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/08/2026

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
David Charles Germano (NAME)	**NEW OWNER** (NAME)	**091-14-0-023**
508 Snyder Avenue Nashville, TN 37209 (ADDRESS)	720 Rebel Rd **Old Hickory, TN 37138** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of February, 2024, the undersigned, **LAWRENCE L. WASSON A/K/A LARRY WASSON, A MARRIED MAN, WHOSE SPOUSE HAS NO INTEREST,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DAVID CHARLES GERMANO,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **508 SNYDER AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. "C" on the Map of West View Heights Subdivision of Lots No. 6 & 12 in Subd. of The B. F. Cockrill Farm, as of record in Plat Book 421, Page 29, in the Register's Office for said County, and described as follows:

Beginning at a point in the Easterly margin of Synder Avenue, formerly Foster Street, 127 feet South of the Southerly margin of Maxon Street; thence Southerly with the Eastern margin of Synder Avenue, formerly Foster Street, 50 feet to a point; thence leaving said Avenue, Easterly 148 feet to the corner of Lots A, B and C; thence Northerly with the line between Lots B and C, 25 feet, more or less, to a point; thence Westerly 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Lawrence L. Wasson, his heirs and assigns, with an estate also in Ora Fowlkes for and during her natural life, by Warranty Deed from J. W. Prosser and wife, Alma Prosser, of record in Book 4556, Page 742, in the Register's Office of Davidson County, Tennessee, dated November 27, 1971 and recorded on November 29, 1971. The said Ora Fowlkes died on January 10, 2005.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of February, 2024.

GRANTOR: Lawrence L. Wasson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Lawrence L. Wasson**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 12th day of February, 2024.

Notary Public

My Commission Expires:

MADELYN M REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY

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 **February 12, 2024**.

Date

D Hardwick

Affiant Signature

February 13, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **February**, 20**24**.

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