Special Warranty Deed

Karen Johnson Davidson County Batch# 1102370 DEEDWARRSP 02/20/2024 11:28:30 AM 4 pgs Fees: $23.00 Taxes: $3,330.00 20240220-0011354	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $900,000.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2024. Notary Public My commission expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Edna Street, GP	New Owner(s)	119-10-0-200-00 119-10-0-201-00
PO Box 128466	PO Box 128466	
Nashville, TN 37212	Nashville TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM J. MASON AND PRISCILLA M. GRAY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDNA STREET, GP**, 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:

Tract 1:
(183 Thompson Lane)

Land in Davidson County, Tennessee, Being Lot No. 25 and the North 12 1/2 feet of the west 75 feet of Lot No. 9 of Block "F" on the Map of Woodbine Courts, Part Two, not of record, and described according to a copy of a survey thereof made by Blanchard & Paris, Engineers as follows:

Beginning at a point in the southerly margin of Thompson Lane as widened and located and shown on said Plan at the corner of Lots Nos. 25 and 26; thence with the line between said lots southerly and with the line between Lots Nos. 8 and 9, 150 feet; thence easterly 75 feet to a point; thence northerly parallel to the first line 150 feet to the south margin of Thompson Lane; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to William J. Mason and Priscilla M. Gray, as tenants in common by Trustee's deed from William J. Mason, Trustee of The Joseph T. Mason Jr. and Dorothy D. Mason Revocable Living Trust of record in Instrument No. 20170227-0019311 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 27, 2017.

Being the same property conveyed to William J. Mason, DDS by Quitclaim deed from Priscilla M. Gray of record in Instrument No. 20240205-0007766 Register's Office for Davidson County, Tennessee, dated January 30, 2024 and recorded on February 5, 2024.

Tract 2:
(189 Thompson Lane)

Land in Davidson County, Tennessee, being the Northerly 12 1/2 feet of Lot No. 8 and all of Lot No. 26 of Block "F" on the plan of Woodbine Courts, Section No. II, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the southerly margin of Thompson Lane, at the corner of Lots Nos. 26 and 27, said point being 75 feet east of the northeast corner of the property conveyed to R.W. Waller by deed from George D. Waller and wife, of record in Book 1295, page 6, Register's Office for said County, thence with Waller's easterly line, southwardly 150 feet; thence eastwardly 75 feet; thence northwardly 150 feet to the southerly margin of Thompson Lane, thence with said lane, westwardly 75 feet to the beginning.

Being the same property conveyed to William J. Mason and Priscilla M. Gray, as tenants in common by Trustee's deed from William J. Mason, Trustee of The Joseph T. Mason Jr and Dorothy D. Mason Revocable Living Trust of record in Instrument No. 20170227-0019310 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 27, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 183 and 189 Thompson Lane, Nashville, TN 37211, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

This being investment property only, having never been the personal residence of grantors at any time, Grantors warrant that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16TH DAY OF FEBRUARY, 2024.

William J. Mason
(as to 183 and 189 Thompson Lane)

Priscilla M. Gray
(as to 189 Thompson Lane)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **William J. Mason**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2024.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Priscilla M. Gray**, with whom I am personally acquainted (or proved to me 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 seal this 16th day of February, 2024.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Certificate of Authenticity

I, Holly A. Mason, 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 16, 2024.

Affiant Signature

2/16/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of February, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026