WARRANTY DEED

Karen Johnson Davidson County
Batch# 1102403 DEEDWARR
02/20/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240220-0011399

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Read, III and Elizabeth Read	Same as New Owner	
(NAME)	(NAME)	07003002100
2484 Walker Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Michelle M. Bailey, single**. HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Read, III and Elizabeth Read, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of Haynes View Subdivision, as of record in Book 3700, Page 71, Register's Office for said County.

Said lot fronts 144 feet on the westerly side of Walker Lane and extends back 280 feet on the northerly line and 327 feet on the southerly line to a dead line and measures 145 feet thereon.

Being the same property conveyed to Michelle M. Bailey, by virtue of that certain Affidavit of Heirship Deed dated December 20, 2001, and being of record at Instrument No. 20020205-0015679 in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to William R. Bailey and Mattie P. Bailey by virtue of Warranty Deed dated May 1, 1970 at Book 4415, Page 637 in the said Register's Office. Mattie P. Bailey having pre-deceased William R. Bailey on/or about November 30, 1983. William R. Bailey having since passed on/or about August 21, 1997.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2484 Walker Ln Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my hand this 15 day of February, 2024.

Michelle M. Bailey

STATE OF District of Columbia
COUNTY OF District of Columbia

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michelle M. Bailey**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of February, 2024.

Notary Public

My Commission Expires: 10-31-2024

ANGELA L HUGHES NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 10/31/2024

Certificate of Authenticity

I, Holly Lacy, 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 02/16/2024.

Date

Holly Lacy

Affiant Signature

02/16/2024

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY