WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$385,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE February 26, 2024

Notary Public

MY COMMISSION EXPIRES :

Karen Johnson
Batch # 1104988
02/27/2024 12:40:37 PM
Fees: $13.00 Taxes: $1,424.50

Davidson County
DEEDWARR
2 pgs

20240227-0013262

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Julia Johnson	New Owner	172 16 0A 018.00
(NAME)	(NAME)	
3731 Shane Point Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Walls NKA Elizabeth Reisman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julia Johnson, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Revision to Shane Point of record in Instrument No. 20100323-0021689 and revised in Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to ELIZABETH WALLS by deed from WADE KILGORE, MARRIED, of record in Instrument No. 20221004-0109570, dated 10/4/2022, in Davidson County Register's Office in TN.

This property was never used as the primary residence of the seller while married.

unimproved ☐
This is improved ☒ property, known as **3731 Shane Point Pl, Nashville, TN 37211**
(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/our hand(s) this **26th day of February, 2024.**

Elizabeth Walls

Elizabeth Walls NKA Elizabeth Reisman

STATE OF Tennessee

COUNTY OF Davidson

On this 26th day of February, 2024, before me personally appeared Elizabeth Walls NKA Elizabeth Reisman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Elizabeth Walls.

Witness my hand at office on **26th day of February, 2024.**

Notary Public. My Commission Expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY