Karen Johnson Davidson County
Batch# 1107244 DEEDWARR
03/04/2024 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20240304-0014847

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-24-6077

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurel Hilburn	NEW OWNER	
(NAME)	(NAME)	
1515 Lethia Drive	1515 LETHIA DRIVE	073-13-0-201.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	NASHVILLE TN 37206	
(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, I/we, **Victor T. Wagner, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurel Hilburn, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee Being Lot No. 21 on the plan of Mailan Heights of record in Book 1835 Page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 70.0 feet along the Easterly margin of Lethia Drive and runs back between lines 185.5 feet on the Northerly line and 202.8 feet on the Southerly line to a line in the rear measuring 72 feet thereon.

Being the same property conveyed to Victor T. Wagner, a single man by Warranty Deed from Carl L. Sumruld and wife, Aggie M. Sumruld of record in Instrument No. 20101202-0096029 Register's Office for Davidson County, Tennessee, dated November 30, 2010 and recorded on December 02, 2010.

**** This property is not a martial residence of the Grantor and as such is not subject to any homestead, dower, or other martial interest as contemplated by T.C.A. 26-2-307 or other similar statute.**

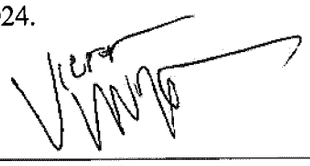
This is property more commonly known as 1515 Lethia Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 29th day of February, 2024.



Victor T. Wagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2024, before me personally appeared Victor T. Wagner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of February, 2024.

See attached CA Acknowledgment
Notary Signature
My commission expires: 11/20/2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On February 29, 2024 before me, Adrienne Ollie Green, Notary Public
(insert name and title of the officer)

personally appeared Victor T. Wagner,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ADRIENNE OLLIE GREEN
Notary Public - California
Los Angeles County
Commission # 2383886
My Comm. Expires Nov 20, 2025

Signature _____ (Seal)

Attachment For: Warranty deed

202403040014847

Certificate of Authenticity

I, ALLISON TAYLOR, 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 29, 2024**.

Date

Affiant Signature

March 4, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **4** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)