Karen Johnson Davidson County
Batch# 1108978 DEEDWARR
03/08/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20240308-0016285

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,025,000.00.

SR

Affiant

Subscribed and sworn to me on March 8, 2024.

NOTARY PUBLIC

My Commission Expires: 4-19-26

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36804

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Brett Wesnofske 786 Elysian Fields Road Nashville, TN 37204	NEW OWNER	132-7-032.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LYN McRAINEY, an unmarried woman,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRETT WESNOFSKE, a married man**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the Plan of Southmeade, Section II, and a Revision of Lots 23 & 24, Section I, as of record in Book 2133, page 64, to which said plan reference is hereby made for a more complete and accurate description thereof.

Together with that portion of Overton Street included in said property which was closed by Ordinance No. 08-8, City of Oak Hill, Tennessee, and certified copies of record as Instrument No. 20100901-0069577 and as Instrument No. 20100901-0069578, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wesley H. Roberts and wife, Lyn McRainey, by Warranty Deed from J. Katherine Peden, unmarried, dated October 4, 1999, and recorded October 5, 1999, of record in Book 11690, page 714, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lyn McRainey by Quitclaim Deed from Wesley H. Roberts, dated March 25, 2003, and recorded April 2, 2003, as Instrument No. 20030402-0043325, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

4221 Morriswood Drive, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 8th day of March, 2024.

Lyn McRainey
LYN McRAINEY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Lyn McRainey to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal, this 8th day of March, 2024.

April N. Bradley
NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Tennessee Certification of Electronic Document

I, April N. Bradley, 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 March 8, 2024. (Date of document)

Affiant Signature

March 8, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of March, 2024.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025