WARRANTY DEED

Karen Johnson Davidson County
Batch# 1109574 DEEDWARR
03/11/2024 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240311-0016713

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-8-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Luton Jr. Mary H. Luton	NEW OWNER	096-09-0-014.00
(NAME) 317 Seneca Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Elsie Patricia Wilson, AKA Patricia B. Wilson, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James A. Luton Jr. and Mary H. Luton, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 207 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, and described as follows:

Beginning at a point in the easterly margin of Seneca Drive at the corner of Lots Nos. 207 and 208; thence with the line between said Lots, easterly 120 feet to a corner of Lot No. 209; thence with the line between Lots Nos. 207 and 209, southwesterly 82.6 feet to a corner of Lot No. 205; thence with the line between Lots Nos. 205 and 207, southwesterly 59 feet to a corner of Lot No. 206; thence with the line between Lots Nos. 206 and 207, southwesterly 124.7 feet to the margin of Seneca Drive; thence with the margin of the same, northwesterly 88.7 feet to the point of beginning.

Being the same property conveyed to Thomas M. Carrigan and wife, Patricia B. Carrigan by Warranty Deed from Philip N. Brownstein, of Washington, D. C., as Federal Housing Commissioner, dated 05/21/1965, of record in Book 3895, Page 851, Register's Office for Davidson County, Tennessee.

The said Thomas M. Carrigan and wife, Patricia B. Carrigan, having since divorced.

The said Patricia B. Carrigan, having since married Harold L. Wilson and is now known as Patsy B, Wilson.

Being the same property conveyed to Patsy B. Wilson, formerly known as Patricia B. Carrigan, and husband Harold L. Wilson by Quitclaim Deed from Thomas M. Carrigan and Patsy B. Wilson, formerly known as Patricia B. Carrigan, dated 06/26/1981, of record in Book 5767, Page 627, Register's Office for Davidson County, Tennessee.

The said Patsy B, Wilson, having since divorced Harold L. Wilson and changed her name to Elsie Patricia Wilson.

The said Elise Patricia Wilson name was inadvertently misspelled as Elise Patricia Wilson on the Order of Conveyance shown of record in Book 7847, Page 179 in the Register's Office of Davidson County, Tennessee.

The said Elise Patricia Wilson and Elsie Patricia Wilson, being one and the same person.

The said Elise Patricia Wilson, having since changed her name and is now also known as Patricia B. Wilson.

The said Elsie Patricia Wilson, AKA Patricia B. Wilson being one and the same person as Patricia B. Carrigan, Patsy B. Wilson and Elise Patricia Wilson,

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 317 Seneca Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of February, 2024.

Elsie Patricia Wilson AKA Patricia B Wilson by Virginia Ann Carrigan, her attorney in fact

Elsie Patricia Wilson, AKA Patricia B. Wilson,
by Virginia Ann Carrigan, her attorney in fact

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Virginia Ann Carrigan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Elsie Patricia Wilson, AKA Patricia B. Wilson**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 29th day of February, 2024.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 2-29-24.

Kim Rogers
Affiant
Date: 2-29-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29 day of February, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY