2024-1066-TN

WARRANTY DEED

Karen Johnson
Batch # 1112047
03/18/2024 02:04:55 PM
Fees: $13.00 Taxes: $1,820.40

Davidson County
DEEDWARR
2 pgs

20240318-0018526

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$492,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of March, 2024

Notary Public
My Commission expires:
Affix Seal

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brandon Hays and Lauren Hays	Churchill Mortgage Corp.	156-10-0-024
7811 Trace Creek Court	1749 Mallory Lane, Ste. 100	
Nashville, TN 37221	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman,**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brandon Hays and Lauren Hays, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section 1, Harpeth River Estates, of record in Plat Book 4460, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wanda Williams, an unmarried woman, by Warranty Deed from Hazel Fay Carroll, of record in Instrument No. 20231130-0092579, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **7811 Trace Creek Court, Nashville, TN 37221.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 15th day of March, 2024.

Wanda Williams

Wanda Williams

STATE OF TN
COUNTY OF Williams

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office, this 15th day of March, 2024.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public My commission expires 8/3/26