Name and Address of New Owner:
Devi Lynn Sanford and Danielle McDaniel
239 Cumberland Circle
Nashville, TN 37214

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1112921 DEEDWARR
03/20/2024 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20240320-0019105

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 096-05-0-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nathaniel Walls, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Devi Lynn Sanford and Danielle McDaniel, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of Lot No. 55 on the Plan of Bluefields, of record in Book 843, page 34, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 55 described as beginning at a point in the northerly margin of Cumberland Circle, which point is the common corner of Lots No. 54 and 55 in said plan; running thence in a northerly direction with the dividing line between said Lots, 264.3 feet to the rear boundary line of Lot No. 57 and also Lot No. 55, 95 feet to a point; thence in a southerly direction and in a straight line about 254 feet, more or less, to a point in the northern margin of Cumberland Circle, which point is 100 feet west of the beginning point; thence in an easterly direction along the northern margin of said Avenue 100 feet to the point of beginning.

Being the same property conveyed to Nathaniel Walls, unmarried, from Claire Rion Weber, an unmarried woman, by Warranty Deed dated July 6, 2022 and recorded July 21, 2022 in Instrument #20220721-0083546, said Register's Office.

Being the same property PREVIOUSLY conveyed H. R. Shortman, Jr. by deed from Bransford Realty Co. of record in Book 1133, page 52, Register's Office for Davidson County, Tennessee, dated August 24, 1939 and recorded on August 26, 1939. The said H. R. Shortman, Jr. aka Henry Russ Shortman, Jr. subsequently died testate on April 14, 1964, and his Last Will & Testament was admitted for Muniment of Title in the Probate Court for Davidson County, Tennessee, thereby vesting title into his wife, Claire Jaccard Shortman. The said Claire Jaccard Shortman subsequently died testate on February 20, 1978 and her Last Will & Testament was admitted for Muniment of Title in the Probate Court for Davidson County, Tennessee, thereby vesting title into Claire Rion Weber (Minute Book 252-236, Will Book 123, page 101, Davidson County, Tennessee). See Last Will and Testament as recorded in Book 5471, page 625, and in Book 7919, page 536, said Register's Office.

Property more commonly known as 241 Cumberland Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of March, 2024.

_____(SEAL)
Nathaniel Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2024, before me personally appeared Nathaniel Walls, 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 18th day of March, 2024.



_____
Notary Signature
My commission expires: 11/10/2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $412,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Sworn to and subscribed before me this 18th day of March, 2024.

_____
Notary Signature
My commission expires: 11/10/24

202403200019105

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 3/18/24 (date of document).

Shannon O'Neill

March 18, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of March, 2024.

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD