Karen Johnson Davidson County
Batch# 1113771 DEEDWARR
03/21/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,453.10
20240321-0019655

2024-1069-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$663,000.00.**

Affiant

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 21 day of March, 2024

Notary Public

My Commission expires: 9/20/25
(Affix Seal)

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:
Laurie Holloway	Neighborhood Mortgage	072-04-0-118
1615 Stratford Ave	1835 Lakeway Dr Ste 306	
Nashville TN 37216	Alpharetta, GA 30004	

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 **Laurie Holloway and Deanna Lankford, a married couple as joint tenants with right of survivorship**, his 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. 1 of Block E on the Plan of Inglewood Terrace, of record in Plat Book 1130, page 1, Register's office for said County.

Said Lot No. 1 fronts 75 feet on the easterly margin of Stratford Avenue and runs back between parallel lines 200 feet to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to Wanda Williams, an unmarried woman, from Billy R. Cobb, by Warranty Deed dated April 11, 2023, and recorded in Instrument No. 20230412-0027007, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **1615 Stratford Avenue, Nashville, TN 37216.**

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 19th day of March, 2024.

Wanda Williams

Wanda Williams

STATE OF TN
COUNTY OF Williamson

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 19th day of March, 2024.

Notary Public My commission expires 5-18-24

RACHEL ODOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Comm Exp. 05/18/24
RUTHERFORD COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 19, 2024.

J. Carlton Drumwright

March 19, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 19, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY