dotloop signature verification: dtlp.us/aoda-MnpW-5G8I

Karen Johnson Davidson County
Batch # 1113941 DEEDWARR
03/22/2024 09:41:24 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20240322-0019936

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2024.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Wanda Williams **3804 B Abbott Martin Rd** **Nashville, TN 37215**	**SAME AS OWNER**	MAP 016 GROUP 00 0 PARCEL 037.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Larry Cox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Wanda Williams

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

A certain real property in Davidson County, Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being described according to an unrecorded survey of Wayne s. Cooper, Sr., Surveyor, dated December 27, 1993 and revised April 1, 1974, as Tract 4 of the property of Hazel A. Raines, being more specifically described as follows:

Beginning at a point in the center of Union Hill Road, 698.97 feet northwest of the northeasterly corner of the original 15.42-acre tract conveyed to Hazel A. Raines by deed of record in Book 4750, page 467, said Register's Office, to which reference is hereby made for a more complete description of the said property and being the northeasterly corner of this tract; thence South 15 degrees 19 minutes 34 seconds West 1015.67 feet to a point; thence North 55 degrees 6 minutes 50 seconds West 94.85 feet to a point; thence North 9 degrees 00 minutes 8 seconds East 962.00 feet to a point in the center of Union Hill Road; thence following the center of said Road, South 82 degrees 31 minutes 50 seconds East 197.20 feet to the point of beginning, and containing 3.221 acres, more or less.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from LLG Trustee TN LLC, as Substitute Trustee for Greg Smithers, Trustee, dated February 7, 2024 and filed of record February 13, 2024 in Instrument No. 20240213-0009945, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2531 Union Hill Road, Goodlettsville, Tennessee 37072.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand and official seal at office this 21st day of March, 2024.

Larry Cox

[redacted]

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Cox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2024.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027