THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16387-BW

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1126778 DEEDWARR
04/25/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240425-0029724

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devan Jane Wilkins and Gregory Pauza	Fifth Third Bank, National Association	
1732 A Pecan Street	5001 Kingsley Drive, MD:1MOBA8	081-02-0U-001.00-CO
Nashville, TN 37208	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rena L. Griffith, fka Rena L. Booker, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devan Jane Wilkins and Gregory Pauza, a married couple**

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:

1732

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 1732 Pecan Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20161011-0107221, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the Declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Barry Booker, an married man by Warranty Deed from Shepard Investments, LLC, a Tennessee limited liability of record in Instrument No. 20170518-0049564 Register's Office for Davidson County, Tennessee, dated May 3, 2017 and recorded on May 18, 2017.

Being the same property conveyed to Rena L. Booker, an unmarried woman by Quitclaim Deed from Barry Booker, an unmarried man of record in Instrument No. 20231221-0098465 Register's Office for Davidson County, Tennessee, dated November 28, 2023 and recorded on December 21, 2023.

Rena L. Griffith and Rena L. Booker are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1732 A Pecan Street, Nashville, TN 37208**

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 our hands this the 18th day of April, 2024.

Rena L. Griffith

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rena L. Griffith, fka Rena L. Booker, an unmarried woman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of April, 2024.

My Commission expires: MAY 31 2027

Notary Public

STATE OF ALABAMA NOTARY PUBLIC
SHARON STAFFORD
My Commission Expires
May 31, 2027

True Copy Certification

I, **Tammy Carney,** 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 this the 22 day of April, 2024.

Tammy Carney
Affiant Signature
Date 4/22/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

