RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1136543
05/20/2024 09:36:18 AM
Fees: $13.00 Taxes: $1,380.10

Davidson County
DEEDWARR
2 pgs

20240520-0037078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF May, 2024

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Williams	Same as New Owner	
(NAME)	(NAME)	
3804B Abbott Martin Rd.		062-11-0-052.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **THOMAS RENOVATION, LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Sutherland Heights, Section 3 of record in Plat Book 2663, Page 117, in the Register's Office for Davidson County, Tennessee

Said Lot No. 158 fronts 170 feet on the easterly margin of Western Hills Drive and from a point on said margin being 485.92 feet in a northerly direction from the point of turnaround at the intersection of Western Hills Drive and Sherman Court; runs back along the line between Lot No. 157 and Lot No. 158 299.7 feet to a point; thence northerly across the rear 128.2 feet; thence on the common line between Lot No. 158 and Lot No. 159 258.7 feet returning to the easterly margin on Western Hills Drive.

Being the same property conveyed to James Lewis Farley and wife, Betty Lou Farley by Warranty deed from Ann Layne Russell of record in Book 4698, page 679, Register's Office for Davidson County, Tennessee, dated April 9, 1973 and recorded on April 16, 1973.

Said Betty Lou Farley died on December 31, 2020, survived by James Lewis Farley. Affidavit of Heirship of record in Instrument No. 20210614-0079616, said register's office- Affiant is Sandra Thomas.

The said James Lewis Farley died on December 30, 2023 leaving a Last Will and Testament probated in the Davidson County Probate Court under docket No. 24P183 specifically devising the property solely to Rhonda Farley.

Being the same property conveyed to the herein named Grantor by Warranty Deed of record in Instrument No. 20240520-0037077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2024-629

unimproved
This is improved x property, known as 2813 Western Hills Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 17th day of May, 2024

THOMAS RENOVATION, LLC

BY: _____

DRAKE GUNNING, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Drake Gunning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Thomas Renovation, LLC, and that he as such Member of Thomas Renovation, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Thomas Renovation, LLC.

Witness my hand and official seal this 17th day of May 2024.

Commission expires:

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

_____

Notary Public

JW2024-629