Karen Johnson Davidson County
Batch# 1139994 DEEDWARR
05/29/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240529-0039618

Name and Address of New Owner:
Andrea Wallace
3102 Stanwyck Drive, Nashville, TN 37207

Send Tax Bills To:
Movement Mortgage
8024 Calvin Hall Rd., Indian Land, SC 29707

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100, Franklin, TN 37067

Map & Parcel No: 060 07 0 114.01

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, **JoAnn A. Rankin, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrea Wallace, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract or parcel of land in Nashville, Davidson County, Tennessee, more particularly described as follows: BEGINNING at a point in the southerly right of way line of Stanwyck Drive, said point being the northwesterly corner of property conveyed to George S. Williams by Quitclaim Deed of record in Book 9880, Page 60, said Register's Office, and being the northeasterly corner of the herein described tract; THENCE, leaving said right of way line with the westerly line of said Williams property S 5 deg. 09 min. 15 sec. W, 213.87 feet to an iron rod; THENCE, leaving said westerly line with the northerly line of lots 49 and 51 on the plan of Hillhurst Acres, Section 3, as of record in Plan Book 2331, Page 86, said Register's Office, N 83 deg. 12 min. 00 sec, W, 97.53 feet to a concrete monument; THENCE, leaving said northerly line with the easterly line of Lot 9 on the plan of Hillhurst Acres, Section One, as of record in Plan Book 2331, Page 51, said Register's Office, N 5 deg. 09 min. 15 sec. E, 209.97 feet to a concrete monument; THENCE, leaving said easterly line with the southerly right of way line of Stanwyck Drive S 85 deg. 29 min. 20 sec. E, 97.50 feet to a railroad spike and the point of beginning, containing 20,660 square feet or 0.474 acre, more or less.

Being the same property conveyed to JoAnn A. Rankin, their heirs and assigns by Deed dated June 30, 2015 from Angela Denise Sloan, as Executrix for the estate of Fern Elouise Reighter, recorded July 13, 2015, in Book 20150713, Page 0068031, in the Official Records of Davidson County, Tennessee.

This property more commonly known as 3102 Stanwyck Drive, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 28th day of May, 2024.

JoAnn A. Rankin (SEAL)
JoAnn A. Rankin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2024, before me personally appeared JoAnn A. Rankin, 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 28th day of May, 2024.

Karla K. Lilley

Notary Signature
My commission expires:

STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

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 $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of May, 2024.

Notary Signature
My commission expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Anthony N. Greco, 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 the 28 day of May, 2024.

Anthony N. Greco, Affiant — 05/28/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of May, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027