Name and Address of New Owner:
Kurt Andrew Wagner
1911 Upland Drive
Nashville, TN 37216

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1140919 DEEDWARR
05/30/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240530-0040126

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 061-15-0-388.00

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, **Laura M. Darling, Trustee of Laura M. Darling Trust u/a/d May 10, 2023**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kurt Andrew Wagner, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Northerly 118.6 feet front and 48 feet rear of Lot 263 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura M. Darling and Jessica L. Leary, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Sam Gay and wife, Templeton J. Thompson of record in Instrument No. 20020124-0009897 Register's Office for Davidson County, Tennessee, dated January 18, 2002 and recorded on January 24, 2002.

Being the same property conveyed to Laura M. Darling by Quitclaim Deed from Laura M. Darling and Jessica L. Leary of record in Instrument No. 20191210-0127360 Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on December 10, 2019.

Being the same property conveyed to Laura M. Darling, Trustee of the Laura M. Darling Trust u/a/d May 10, 2023 by Quitclaim Deed from Laura M. Darling, unmarried, of record in Instrument No. 20230524-0039162 Register's Office for Davidson County, Tennessee, dated May 10, 2023 and recorded on May 24, 2023.

For informational purposes only: Being also known as 3806 Oxford Street, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 24th day of May, 2024.

Laura M. Darling Trust u/a/d May 10, 2023

By: Laura M. Darling
Laura M. Darling, Trustee

State of Massachusetts
County of Plymouth

Before me, Melissa J O'Sullivan of the state and county mentioned, personally appeared Laura M. Darling, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of Laura M. Darling Trust u/a/d May 10, 2023, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 24th day of May, 2024.

Notary's Signature Melissa J O'Sullivan
My commission expires: 02/15/2030

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Davidson)

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 $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of May, 2024.

Notary Public
My commission expires: 5-9-26
File No. GNT-24-3357

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5.24.24 .

Affiant Signature

5.24.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of May, 2024.

Notary Signature

My Commission Expires: 5-9-26

