WARRANTY DEED

Karen Johnson Davidson County
Batch# 1144984 DEEDWARR
06/10/2024 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20240610-0043052



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/17/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Decker Jr.	William Decker Jr.	096-09-0-212.00
(NAME) 2835 Lakeland Drive	(NAME) PO Box 140374	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Victoria Sullivan Anderson, Trustee of the Victoria Sullivan Anderson Revocable Trust UTA August 18, 2021**, , hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Decker Jr., a married man**, hereinafter called the GRANTEE(S), his/her/their 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. 84, on the plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 75 feet on the southerly side of Lakeside Drive and runs back between lines 145.8 feet on the westerly side and 149.2 feet on the easterly side to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to Victoria S. Anderson, unmarried by Warranty Deed from Walter L. McMahan, a Widower, dated 09/09/1997, of record in Book 10605, Page 471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victoria Sullivan Anderson Revocable Trust UTA August 18, 2021, Victoria Sullivan Anderson, as Trustee by Quitclaim Deed from Victoria S. Anderson, unmarried, dated 08/18/2021, of record in Instrument No. 20210819-0112435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2835 Lakeland 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of June, 2024.

Victoria Sullivan Anderson

Victoria Sullivan Anderson, Trustee

State of Tennessee
County of Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Victoria Sullivan Anderson, Trustee of the Victoria Sullivan Anderson Revocable Trust UTA August 18, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 6th day of June, 2024.

Kimberly Rogers

Notary Public:

My Commission Expires: 5-28-28



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Joshua A. Terry, 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 6/6/24.

Affiant Signature – Joshua A. Terry

6/7/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/7/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27