2024-1193-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1156517 DEEDWARR
07/11/2024 09:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,600.25
20240711-0051905

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$432,500.00.**

Affiant

Subscribed and sworn to before me this 10th day of July, 2024

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert Jason Williams	Wesley Mortgage, LLC	095-07-0-047
2314 Deerwood Road	9009 Carothers Pkwy, Suite A-3	
Nashville, TN 37214	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Jason Williams, an unmarried man**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 182, Plan of Merry Oaks, of record in Book 1835, Pages 67 & 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Wanda Williams by Warranty Deed from Music City Financial, LLC, A Texas Limited Liability Company, recorded in Instrument No. 20240325-0020515, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2314 Deerwood Road, Nashville, TN 37214.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 10th day of July, 2024.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williams

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 10th day of July, 2024.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/2026

I, Andy Maloney, 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 **7/10/2024** (date of document).

Affiant Signature
Date **7/10/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **10** day of **July**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202407110051905