THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16514-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ranse M. Partin	New Owner	
2591 Hyde Manor Dr, NW		147-05-0-044.00
Atlanta, GA 30327		
(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, **William J. Reilly, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ranse M. Partin, a married person**

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. 542 on the Plan of Section Eight Caldwell Hall of record in Plat Book 3106, Page 39, 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 William Joseph Reilly and wife, Janis Reilly by Warranty Deed from David C. Burnham and wife, Janet D. Burnham of record in Book 10064, page 616, Register's Office for Davidson County, Tennessee, dated May 28, 1996 and recorded on May 29, 1996. The said Janis Reilly having since died on or about May 16, 2018, leaving William Joseph Reilly surviving tenant by the entirety.

William Joseph Reilly and William J. Reilly are one and the same person.

The execution of this instrument is effected by the signature of Vickie Smith as Attorney-in-fact for William J. Reilly, which Power of Attorney is recorded in Instrument No. 20240712 0052684, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **330 Wauford Dr, Nashville, TN 37211**

Karen Johnson Davidson County
Batch# 1157528 DEEDWARR
07/12/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,083.10
20240712-0052685

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 the 11th day of July, 2024.

William J. Reilly
by Vickie Smith attorney in fact

William J. Reilly
by Vickie Smith, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vickie Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **William J. Reilly**, as his Attorney-in-Fact, as the free act and deed of the within named **William J. Reilly**.

Witness my hand and official seal this the 11th day of July, 2024.

My Commission expires 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 11 day of July, 2024.

Affiant Signature

Date 7/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

