Karen Johnson Davidson County
Batch# 1165909 DEEDWARR
08/02/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,759.35
20240802-0059043

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-3452

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of August, 2024

Notary Public

Commission Expires: June 11th, 2027

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Madeline Welk 1632 Hudson Road Nashville, TN 37115	New Owner	063-00-0-197

WARRANTY DEED

FOR AND IN 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, I/WE,

Linda Wair, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madeline Welk, an unmarried woman

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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

LAND in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 of the Plan of Section 1 of Robert McDaniel Property, of record in Book 6050, Page 88, Register's Office for Davidson County, Tennessee, which is a resubdivision of Tract No. 3 on the Division of the property of Lester L. Seals and wife, as of record in Book 1759, Page 403, said Register's Office, and described according to a survey of Bruce Raineys & Associates Land Surveyors, dated July 11, 1984, as follows:

SAID Lot fronts 83.25 feet on the southerly side of Hudson Road and runs back 405.49 feet on the easterly lot line and 402.08 feet on the westerly lot line to a line on the rear which measures 149.41 feet, containing 1.05 acres, more or less.

BEING a portion of the same property conveyed by Warranty Deed from Lester L. Seals et ux, Cleva D. Seals to Robert F. McDaniel, et ux, Sue McDaniel, recorded May 23, 1967, as Book 4134 Page 386 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Quit Claim Deed from Robert F. McDaniel, et ux, Sue McDaniel to Rodney Wair, et ux, Linda Wair, recorded July 29, 1985, as Book 6616 Page 658 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

The said Rodney Wair died on or about June 22, 2019, leaving the said Linda Wair as the surviving tenant by the entireties.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1632 Hudson Road, Nashville, TN 37115

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 so 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.

Dated this the 2nd day of August, 2024.

Linda Wair

Linda Wair

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of August, 2024, before me personally appeared Linda Wair, 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 2nd day of August, 2024.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certificate of Authenticity

I, Rachel Brown, 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 August 2, 2024.

Rachel B

Affiant Signature

8-2-24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of August, 2024.

Kellie H. Moss

Notary's Signature

My Commission Expires: June 23, 2025

Notary's Seal

