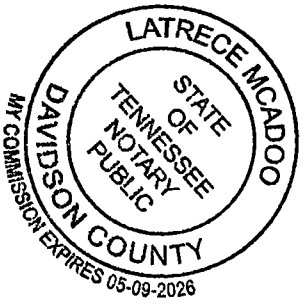
WARRANTY DEED



#17324

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jill Marie Weida	Jill Marie Weida	04415023800
(NAME)	(NAME)	
401 Jones Street	401 Jones Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Cheryl Leigh Gaines,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jill Marie Weida, unmarried,** 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:

Being known and designated as all of Lot 103 of Section "D" on the Plan of E.I. duPont de Nemours and Company's Subdvision called Village of Old Hickory, as shown on the plat of the same of record in Plat Book 1424, Page 65, in the Register's Office Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being more particularly described as follows:

Beginning on the easterly margin of Bryan Street, at the corner of Lot Nos. 103 and 104; thence with the line between said lots, eastwardly 61.1 feet to the westerly line of Lot No. 92; thence with the west line of Lot Nos. 92 and 91, northwardly 62.1 feet to the southerly margin of Tenth Street; thence with the southerly margin of said Street, westwardly 51.1 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet, to the easterly margin of Bryan Street; thence with the easterly margin of said Street, southwardly 52 feet to the beginning.

Being the same property conveyed to Cheryl Leigh Gaines, by deed of record in Instrument No. 20220601-0063060, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1003 Bryan Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1169056 DEEDWARR
08/14/2024 10:37:59 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20240814-0061939

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/our hands this 8th day of August, 2024.

Cheryl Leigh Gaines

Cheryl Leigh Gaines

State of Tennessee
County of Davidson

Personally appeared before me Cheryl Leigh Gaines, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of August, 2024.

Notary Public
My Commission Expires: 11/05/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 17324