WARRANTY DEED

Karen Johnson
Batch # 1173176
08/22/2024 10:28:23 AM
Fees: $13.00 Taxes: $2,497.50

Davidson County
DEEDWARR
2 pgs

20240822-0064543

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Whelan and Desmond Miller		
(NAME)	(NAME) NEW OWNER	042-06-0-007.00
823 Nesbitt Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(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, I/WE, **HAILEY ZAJAC, TRUSTEE OF THE ANS G. WYLEMANS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ANS G. WYLEMANS DATED JUNE 23, 2005, AS AMENDED AND RESTATED ON NOVEMBER 22, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY MICHELE WHELAN, A SINGLE WOMAN, AND DESMOND LESHAUN MILLER, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, 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. 63 on the Plan of Bonnie Brae, Section 2 of record in Plat Book 2330, Page 123, 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 Ann G. Wylemans by Special Warranty Deed from Union Planters National Bank, a Banking Corporation of record in Book 8934, page 890, Register's Office for Davidson County, Tennessee, dated April 23, 1993 and recorded on May 03, 1993.

Ans G. Wylemans and Ann G. Wylemans are one and the same person.

Being the same property conveyed to Ans G. Wylemans and/or Hailey Zajac, Trustees of the Ans G. Wylemans Living Trust, established by the Revocable Trust Agreement of Ans G. Wylemans dated June 23, 2005, as amended and restated on November 22, 2023, and as further amended from time to time by Quitclaim Deed from Ans G. Wylemans of record in Instrument No. 20231130-0092475 Register's Office for Davidson County, Tennessee, dated November 22, 2023 and recorded on November 30, 2023.

This is property more commonly known as 823 Nesbitt Lane, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 20th day of August, 2024.

The Ans G. Wylemans Living Trust, established by the Revocable Trust Agreement of Ans G. Wylemans dated June 23, 2005, as amended and restated on November 22, 2023

By: _____
Hailey Zajac, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2024, before me personally appeared **Hailey Zajac**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the **The Ans G. Wylemans Living Trust, established by the Revocable Trust Agreement of Ans G. Wylemans dated June 23, 2005, as amended and restated on November 22, 2023**, and that said Trustee, executed the foregoing Instrument for the purpose therein contained, by personally signing her name in the capacity of the Trustee of the **The Ans G. Wylemans Living Trust, established by the Revocable Trust Agreement of Ans G. Wylemans dated June 23, 2005, as amended and restated on November 22, 2023.**

Witness my hand, at office, this 20th day of August, 2024.

_____
Notary Signature
My commission expires:

