Karen Johnson
Batch # 1176271
09/03/2024 11:16:55 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20240903-0067549

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-4119

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2024

Notary Public

Commission Expires: October 25, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Allen & Company Property Management, LLC 256 Seaboard Lane, Suite F101 Franklin, TN 37067	New Owner	147 05 0 177.00

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,

Robert David Agee, Executor of the Estate of Wylene T. Nix

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

Allen & Company Property Management, LLC, a Tennessee Limited Liability Company

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:

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. 521, on the Plan of Crieve Hall Estates, Section 6, as of record in Book 2331, Page 1, Register's Office for said County.

Said Lot No. 521 fronts 90 feet on the Northwesterly side of Salem Drive and runs back 225.5 feet on the Northwesterly line and 215 feet, more or less, on the Southeasterly line to a dead line, which is a broken line, measuring 99.9 feet thereon.

Being the same property conveyed to Alfred Briggs Nix and wife, Wylene T. Nix by Warranty Deed from William D. Hagewood and wife, Jean J. Hagewood of record in Book 3033, page 81, Register's Office for Davidson County, Tennessee, dated March 16, 1960 and recorded on March 21, 1960. The said Alfred Briggs Nix died on or about December 26, 2008 leaving Wylene T. Nix as the surviving tenant by the entirety. The said Wylene T. Nix died on or about January 14, 2024. Reference is made to her last will and testament, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee in Case No. 24P862, in which she names Robert David Agee as Executor.

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: 4910 Salem Drive, Nashville, TN 37211

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 30 day of August, 2024.

The Estate of Wylene T. Nix

By: Robert David Agee
Robert David Agee, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

On this 30 day of August, 2024, before me personally appeared Robert David Agee, Executor of the Estate of Wylene T. Nix, 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 30 day of August, 2024.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON