WARRANTY DEED

Karen Johnson
Batch # 1183823
09/20/2024 09:13 AM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20240920-0072984

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

WILLIAM M. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES: 6-24-28

This area for recording stamp

(AFFIX SEAL)

MST 2024-1293

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Winstead, III	New owner	150-01-0-120.00
(NAME)	(NAME)	
2761 Park Dale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **Kristy M. Green-Currie, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Winstead, III, married man,** 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. 22 on the Plan of Edge-O-Lake Estates, Section 4 of record in Plat Book 3600, Page (s) 87 and 88, 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 Kristy M. Green by Warranty Deed from C. Elaine Goodwin, Mary Avolyn Daniels and C. Elaine Goodwin, Trustee of The Culver Family Trust of record in Instrument No. 20031202-0172921 Register's Office for Davidson County, Tennessee, dated November 21, 2003 and recorded on December 02, 2003.

Kenneth L. Currie, spouse of Kristy M. Green-Currie, joins in the execution of this instrument for the purpose of conveying his martial interests, if any, in the subject property.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 3600, Page (s) 87 and 88, Register's Office for Davidson County, Tennessee.

This property, known as 2761 Park Dale Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 19th DAY OF Sept, 2024.

Kristy M. Green-Currie

Kenneth L. Currie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kristy M. Green and Kenneth L. Currie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of September, 2024.

Notary Public

My commission expires: 8-12-2028

(SEAL)

