Warranty Deed

Karen Johnson Davidson County Batch# 1190668 DEEDWARR 10/07/2024 08:58:30 AM 3 pgs Fees: $18.00 Taxes: $2,275.50 20241007-0077544	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $615,000.00. Affiant Subscribed and sworn to before me, this the 13th day of August, 2024. Notary Public My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kimberly Ann Daft	New Owner	096-01-0-128.00
2703 Bluefield Avenue		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MIRANDA A. ANDREWS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY ANN DAFT AND THOMAS DAFT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 42 and 43 on the Plan of Bluefields Subdivision of record in Plat Book 843, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description according to a survey by Murray Wall and Company, P.C., dated February 26, 2014, as follows;

Beginning at a point in the Westerly margin of Bluefield Avenue, said point being the Northwest corner of Lot 43 and also being the Northeast corner of Lot 42 on said plan, being the point of beginning of the herein described tract; thence with said right of way of Bluefield Avenue South 45 degree 00 minute 00 second Ease 56.10 feet to an existing iron pin in concrete; thence leaving said right of way and with the North line of the property conveyed to Scott B. Lewis in Instrument No. 20051012-0122871, South 30 degree 04 minute 52 second West 160.80 feet to an existing iron pin to concrete, said point being the Southeasterly corner of the property conveyed to Marc Moore in Instrument No. 20051004-00119044 and being the Southwesterly corner of the herein described tract; thence with the Easterly line of Moore, North 24 degree 57 minute 35 second West 253.92 feet to an iron pin in concrete in the Southerly margin of Overhill Circle, now or formerly Cumberland Circle; thence with said margin and with a curve to the right, having the follow characteristics; arc 127.28 feet, radius 104.30 feet, delta of 69 degrees 55 minutes 18 seconds, chord bearing South 79 degrees 53 minutes 07 seconds East; chord distance 119.53 feet to an existing iron pin in concrete in the Westerly margin of Bluefield Avenue; thence with the Westerly margin of Bluefield Avenue, South 45 degrees 00 minutes 00 seconds East 43.00 feet to the point beginning and containing 0.497 acres, more or less.

Being the same property conveyed to Miranda A. Andrews, an unmarried woman by Warranty Deed from Joseph Pagetta and Keri Anne Pagetta, husband and wife of record in Instrument No. 20190111-0003041 Register's Office for Davidson County, Tennessee, dated January 09, 2019 and recorded on January 11, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2703 Bluefield Avenue, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of August, 2024.

Miranda A. Andrews

Miranda A. Andrews

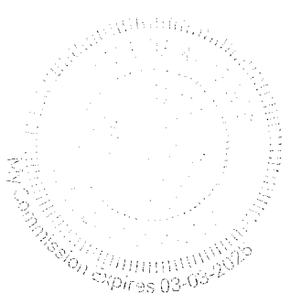
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Miranda A. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2024.

Notary Public

My Commission Expires: 3.3.26



Tennessee Certification of Electronic Document

I, Summer Barton 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 8/13/24 (date of document).

Summer Barton
Affiant Signature

10.5.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of Oct., 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON