Karen Johnson
Batch # 1193028
10/11/2024 02:41:35 PM
Fees: $18.00 Taxes: $1,406.00
Davidson County
DEEDWARR
3 pgs
20241011-0079133

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $380,000

Affiant Signature

Subscribed and sworn to before me on this the 8th day of Oct. 2024.

Notary Public

My Commission expires 03/09/2027

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

NAME AND ADDRESS OF PROPERTY OWNER: **M /P NUMBER: Tax ID #: 095120A21800CO**

Sara Elias
2721 Airwood Dr
Nashville, TN 37214

SEND TAX BILLS TO:
Sara Elias
2721 Airwood Dr
Nashville, TN 37214

WARRANTY DEED

24NT01088

Effective the 8th Day of October, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Billy Joe Proctor AKA Billy Proctor, as devisee under the last Will and Testament of William James Proctor AKA William J Proctor, deceased

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Sara Elias, an unmarried woman

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 44 on the Plan of Final Plat, Phase Two, Lakeland, Section Two, of record in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Billy Joe Proctor by Executor's Deed from Billy Proctor, Executor of the Estate of William Proctor, deceased, acting under and by virtue of the authority vested in me by the terms of the Last Will and Testament of William James Proctor, filed for record February 5, 2024 in Case No: 24P248 of record in Instrument No. 20240620-0046239 Register's Office for Davidson County, Tennessee, dated May 14, 2024 and recorded on June 20, 2024.

Further being the same property conveyed to William J. Proctor, unmarried by Warranty Deed from Michael Friddell and wife, Carrie Friddell of record in Instrument No. 20161219-0133093 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 19, 2016. The said William J. Proctor having since died on January 21, 2024. His interest in the subject property vested in Billy Joe Proctor as Devisee pursuant to his duly probated Last Will and Testament in Docket Number 24P248 in the Chancery Court for Davidson County, Tennessee.

This is an improved property commonly known as: 2721 Airwood Dr, Nashville, TN 37214-2847

This conveyance is subject to:
- *Taxes for the year 2025 and thereafter, not yet due and payable.*
- *Subject to all matters shown on the Plan of record in Planned Unit Development Boundary Plat of record in Plat Book 7900, Page 102, and Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee.*
- *Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6781, Page 163, Book 7826, Page 462, as supplemented and amended in Book 8079, Page 800, Register's Office for Davidson County, Tennessee• Charter of record in Book 7820, Page 601, in the Register's Office for Davidson County, Tennessee.*
- *Common Area Conveyance of record in Book 8068, Page 686, in the Register's Office for Davidson County, Tennessee.*
- *Easements for sanitary sewers and/or storm drainage, of record in Book 4925, Page 65, Book 4286, Page 864 and in Book 4754, Page 522, Register's Office for Davidson County, Tennessee.*
- *Easement to the City of Nashville acting by and through the Electric Power Board, a municipal corporation, of record in Book 2017, Page 592 and Book 2145, Page 20, Register's Office for Davidson County, Tennessee.*
- *Deed of Conveyance of Water and Sanitary Sewer Lines of record in Book 7628, Page 596 and in Book 7628, Page 590, Register's Office for Davidson County, Tennessee.*
- *Easement of record in Book 8189, Page 757, in the Register's Office for Davidson County, Tennessee.*
- *Subject to rights of others in and to the common areas and/or elements.*
- *Any and all existing easements and restrictions as shown of record not stated herein*

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, their heirs and assigns, forever. I do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 the 8th day of October, 2024.

Billy Proctor

State of Tennessee }
County of Dickson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Billy Proctor,** the within named bargainer, with whom I am personally acquainted (or ~~proved to~~ me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: December 27, 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-S-24-2721