Karen Johnson Davidson County
Batch # 1199440 DEEDWARR
10/31/2024 10:41:10 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20241031-0084275

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

2024-1319-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$319,900.00.**

Affiant

Subscribed and sworn to before me this 30th day of October, 2024

Notary Public
My Commission Expires:
(Affix Seal)

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires February 25, 2026

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rebecca Ransom	New Owner	148-15-0-201
4124 Eastview Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried, and Luis Alonso Duran, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rebecca Ransom, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Apache Hills, Section 6 of record in Plat Book 5200, Page 173, 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 Wanda Williams and Luis Alonso Duran, by Warranty Deed from David K. Nzau, unmarried, of record in Instrument Number 20240716-0053431, Register's Office for Davidson County, Tennessee.

Subject property is investment property and has never been the marital residence of grantor, nor grantor's spouse.

This is improved property known as: **4124 Eastview Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 17th day of October, 2024.

Wanda Williams

Luis Alonso Duran

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams and Luis Alonso Duran,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 17th day of October, 2024.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY