2024-1345-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1214560 DEEDWARR
12/11/2024 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.43
20241211-0096024

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$323,900.00.**

Stephanie Sanders
Affiant

Subscribed and sworn to before me this 10 day of December, 2024

Notary Public
My Commission expires:
(Affix Seal)

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:
Stephanie Sanders	Legacy Home Loans, LLC DBA Steadfast Mortgage	131-05-0B-311-00
311 Summit Ridge Circle	408 Highway 76	
Nashville, TN 37215	White House, TN 37188	

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, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephanie Sanders, an umarried 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 Unit No. 311 on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in Master Deed establishing Four Seasons, a Condominium, as of record in Book 6841, Page 349, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wanda Williams by Warranty Deed dated February 12, 2024, from Shawn Henry and Amy L. Henry, husband and wife of record in Instrument Number 20240215-0010533 Register's Office for Davidson County, Tennessee.

This is improved property known as: **311 Summit Ridge Circle, Nashville, TN 37215.**

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 she is lawfully seized in fee of the afore described real estate; that she has 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 10th day of December, 2024.

Wanda Williams

Wanda Williams

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,** 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 10th day of December, 2024.

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/2026

True Copy Certification

I, **Pam Autry,** 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 this the 10 day of December, 2024.

Affiant Signature

Date 12/10/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027