Karen Johnson Davidson County
Batch# 1216515 DEEDWARR
12/16/2024 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20241216-0097274

2024-1392-TN

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$479,900.00.**

Affiant

Subscribed and sworn to before me this 13th 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:
Bethany Brummitt and Jared Brummitt	Guaranteed Rate, Inc.	062-00-0-002
2533 Pennington Bend Road	3940 N. Ravenswood Avenue	
Nashville, TN 37214	Chicago, IL 60613	

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 **Bethany Brummitt and Jared Brummitt, wife and husband**, their 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. 2, Resubdivision of Lot 2, James H Pirtle Subdivision, of record in Book 6200, page 166, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Wanda Williams by Warranty Deed, from Erin Dias, Trustee of The 2533 Pennington Bend Road, dated August 28, 2024 and recorded on September 5, 2024 at Instrument Number 20240905-0068198 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2533 Pennington Bend Road, Nashville, TN 37214.**

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 13th 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 13th day of December, 2024.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 December 13, 2024.

(AFFIANT) – Karen Suggs

12/13/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of December, 2024.

My commission expires: 3.3.26

Notary Public

