STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1217307 DEEDWARR
12/17/2024 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20241217-0097979

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2024.

Notary Public
MY COMMISSION EXPIRES:
File No. G24-22353

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/23/2025
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Agneta Minea	Agneta Minea	120-02-0-149
(NAME)	(NAME)	
105 Albatross Ct.	105 Albatross Ct.	
(STREET ADDRESS)	(STREET ADDRESS)	
LaVergne, TN 37086	LaVergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Karen Denise Ball, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Agneta Minea**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 105 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 105 fronts 60 feet on the north side of Mercury Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Karen Denise Ball with Milton Ray Gleaves and wife, Patricia Gleaves retaining a life estate by Quitclaim Deed dated April 13, 1995, recorded April 17, 1995, in Book 9645, Page 591, in the Register's Office of Davidson County, Tennessee. The said Milton Ray Gleaves died October 3, 2005 and Patricia Gleaves died June 16, 2024.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1332 Mercury Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 16th day of December, 2024.

Karen Denise Ball

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2024, before me personally appeared Karen Denise Ball, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2024.

Notary Signature
My commission expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Amanda Maynor, 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 16, 2024.

Date

Affiant Signature

December 17, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17** day of **December**, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON