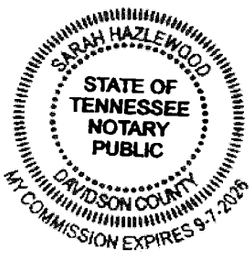
Karen Johnson Davidson County
Batch# 1218616 DEEDWARR
12/20/2024 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20241220-0099058

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $770,000.00.

Kristin Booth
Affiant

Subscribed and sworn to before me, this the 13th day of December, 2024.

Sarah Hazlewood
Notary Public

My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Neil Drew Granberry Allyn Marie Abadie	Legacy Home Loans, LLC	072-03-0-119.00
1129 Howard Avenue	2 Cadillac Dr.	
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILD WEST REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEIL DREW GRANBERRYAND ALLYN MARIE ABADIE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 170 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Albert E. Hall, Jr., and wife Lula Belle Hall by Warranty Deed from Robert B. Beck and wife, Martha Lu Beck dated April 1, 1988 and recorded April 6, 1988 in Book 7510, Page 54, Register's Office of Davidson County, Tennessee.

Albert E. Hall, Jr., having become deceased on or about May 21, 1999; leaving Lula Belle Hall as sole tenant by the entirety.

Lula Belle Hall having become deceased February 11, 2022.

Being the same property conveyed to Wild West Realty Group, LLC, a Tennessee limited liability Company by Warranty Deed from Megan Hall, a Married Person, Jennifer Roberts, a Single Person, Jeffery Hall, a Single Person, Michael Roberts, a Single Person, Heirs-at-Law of Lula Belle Hall and Megan Hall in her Capacity as Administratrix of The Estate of Lula Belle Hall of record in Instrument No. 20240122-0003476 Register's Office for Davidson County, Tennessee, dated January 12, 2024 and recorded on January 22, 2024 and Affidavit of Heirship of record in Instrument No, 20240103-0000725.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1129 Howard Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of December, 2024.

Wild West Realty LLC, a Tennessee Limited Liability Company

By: _____
Christopher Bean, Authorized Member

By: _____
Derek Terwilliger, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Bean and Derek Terwilliger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Authorized Members of Wild West Realty LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of December, 2024.

_____
Notary Public

My Commission Expires: 7-1-26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 13. 2024.

Affiant Signature

20th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028