This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1220144 DEEDWARR
12/26/2024 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20241226-0100003

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $225,000.00

Affiant Signature

Subscribed and sworn to before me on this the 19th Day of December, 2024

Marcia Escobar
Notary Public
My Commission expires 10 / 25 / 27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Paula Platt
123 N. Timber Drive
Nashville, TN 37214
SEND TAX BILLS TO:
Paula Platt
123 N. Timber Drive
Nashville, TN 37214

MAP AND PARCEL NUMBER: 108070B02100CO

WARRANTY DEED
24NT01419

Effective the 19th Day of December, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary R. Hudson and Deborah L. Power, as tenants in common

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Paula Platt, a widow

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 21B, on the Plan of Timberlake Condominiums, of record in the Master Deed recorded in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary R. Hudson and Deborah L. Power, as tenants in common from Edgar F. Floyd, unmarried, by Quitclaim Deed dated 10/06/2017 and recorded 10/16/2017 in Instrument No. 20171016-0105770, Register's Office of said County.

Being the same property conveyed to Edgar F. Floyd and wife, Evelyn I. Floyd, from Timothy W. Parton and wife Lori Parton, by Warranty Deed dated January 19, 1998 and recorded January 20, 1998, of record in Book 10761, Page 761, said Register's Office. The said Evelyn I. Floyd, a/k/a Evelyn Pauline Floyd having since died on May 3, 2011, leaving Edgar F. Floyd as the surviving tenant by the entirety.

This is an improved property commonly known as: 123 N Timber Dr, Nashville, TN 37214-4254

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. 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 the _____ day of 12/19/2024 11:41 AM CST _____, _____.

Mary R. Hudson

Mary R. Hudson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary R. Hudson**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 12/19/2024 12:24 PM CST _____.

Edward P. Hunsberger Sr.

Notary Public

My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Deborah L Power

Deborah L. Power

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Deborah L. Power**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ET 19TH day of DEC, 2024.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12.19.2024 (date of document).

Affiant Signature

12.24-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th of December, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26