2024-1397-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$347,400.00.**

Affiant

Subscribed and sworn to before me this 3 day of January, 2025

Notary Public
My Commission expires: 4/23/2028
(Affix Seal)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

Karen Johnson Davidson County
Batch# 1223429 DEEDWARR
01/06/2025 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,285.38
20250106-0001108

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:
Samantha Earles	Movement Mortgage, LLC	063-04-0-095
721 Charlie Gann Road	8024 Calvin Hall Road	
Nashville, TN 37138	Indian Land, SC 29707	

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 **Samantha Earles, an unmarried woman, and Cynthia Earles and Jason Earles, a married couple**, 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. 11, on the Plan of Range Heights Subdivision, Section 2, as of record in Plat Book 8250, Page 936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wanda Williams by Trustee's Deed, from Wilson & Associates, PLLC, Successor Trustee, dated October 15, 2018 and recorded November 6, 2018 at Instrument Number 20181106-0109787 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **721 Charlie Gann Road, Nashville, TN 37138.**

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 3rd day of January, 2025.

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 3rd day of January, 2025.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/2

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/3/2025 (date of document).

Affiant Signature

11/6/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 6 day of Jan., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County