# Warranty Deed

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| Karen Johnson Davidson County<br>Batch# 1229592 DEEDWARR<br>01/23/2025 12:01:30 PM 3 pgs<br>Fees: $18.00 Taxes: $2,775.00<br>20250123-0005335 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $750,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 22nd day of January, 2025.<br><br>Notary Public<br><br>My commission expires: |

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

ELIZABETH C COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Lily Dendy | New Owner(s) | 096-05-0-053.00 |
| 265 Cumberland Circle | | |
| Nashville, TN 37214 | | |

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, **STEVEN S. TROY AND ANN C. TROY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LILY DENDY, AN UNMARRIED WOMAN**, 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 the northerly 85 feet front of the southerly 165 feet front and 33 feet rear of Lot No. 50 on the Plan of Bluefields, Section No. 2 of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee and being Lot No. 12 on the Map of Resubdivision of Certain Lots in Bluefields, not of record, and described as follows:

Beginning at a point in the westerly margin of Cumberland Circle 85 feet South of the common corner of Lots Nos. 49 and 50, the southeast corner of that part of said Lot No. 50 conveyed to Estelle Judy Stinson et al, by deed of record in Book 1126, Page 479, said Register's Office; thence northwesterly with Stinson's southwesterly line and with the dividing line between Lots Nos. 12 and 13 of the Resubdivision 498 feet to a point 35 feet South of the common corner of Lots Nos. 49 and 50, the southwest corner of the Stinson Lot; thence southerly 33 feet to a point, the common corner of Lots Nos. 50 and 51 of the Bluefields Subdivision; thence southeasterly with the dividing line between Lots Nos. 11 and 12 of the Resubdivision 507.5 feet, more or less, to a point in the westerly margin of Cumberland Circle; thence northerly with the westerly margin of Cumberland Circle 85 feet to the point of beginning.

Being the same property conveyed to Steve S. Troy and Ann C. Troy, husband and wife by Warranty Deed from Kelly G. Williams and Lori S. Stevenson of record in Instrument No. 20181211-0120352, in the Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 11, 2018.

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 265 Cumberland Circle, Nashville, TN 37214, 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 22nd day of January, 2025.

**Steven S. Troy**

**Ann C. Troy**

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 Steven S. Troy and Ann C. Troy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of January, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Ryan Lux, 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 **January 22, 2025**.

Date

Affiant Signature

**1/22/2025**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY