WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236659 DEEDWARR
02/12/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250212-0010806

File #25-TC-0535-O

(SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Ragan N. Veach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: 6/14/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anurag Sethi, Lindsey Alexandria Ruiz, and Vansh Jagga	Same As New Owner	
(NAME)	(NAME)	**118-04-0-127**
535 Fairlane Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TERESA D. WILSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANURAG SETHI AND LINDSEY ALEXANDRIA RUIZ, HUSBAND AND WIFE AND VANSH JAGGA, AN UNMARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 of HURDWOOD HEIGHTS, SECTION 2, as of record in Plat Book 2330, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot 21 fronts 60 feet of the Southerly side of Fairview Drive and runs back 167.8 feet on the Westerly line and 167.9 feet on the Easterly line to a dead line measuring 60 feet thereof.

Being the same property conveyed to Lawrence D. Wilson and wife, Teresa D. Wilson, by Special Warranty Deed from Archie Clifton Kelley, Jr. and wife Edna Jane Kelley, of record in Instrument No. 20141024-0098305, in the Register's Office of Davidson County, Tennessee, dated October 21, 2014 and recorded on October 24, 2014.

Being the same property conveyed to Lawrence D. Wilson and wife, Teresa D. Wilson and Archie Clifton Kelley, Jr. and wife, Edna Jane Kelley, as tenants in common, by Warranty Deed from Thomas J. Meador, unmarried, of record in Instrument No. 20010703-0070473, in the Register's Office of Davidson County, Tennessee, dated June 29, 2001 and recorded on July 03, 2001.

Lawrence D. Wilson died on September 21, 2024, leaving Teresa D. Wilson as sole surviving Tenant by the Entirety.

The said H. Garth Click, Esq. is the appointed Conservator over the persons and property of the said Teresa Wilson, and has been granted permission from the Court to sell and convey said property, pursuant to the Orders to Sell Improved Real Property of record in Docket No. 23P1696 , in the Second Circuit for Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, HURDWOOD HEIGHTS, as recorded in Plat Book 2330, Page(s) 38.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2435, Page 550.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 535 Fairlane Drive, Nashville, TN 37211.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against 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 my/our hand(s) this the 11 day of February, 2025.

Teresa D. Wilson, Conservatee

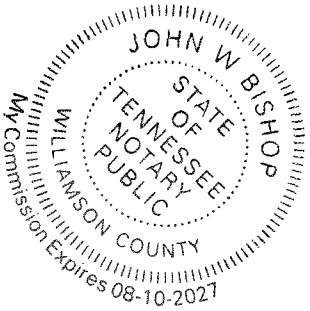
By: _____
H. Garth Click, Esq.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, H. Garth Click with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Conservator for Teresa D. Wilson, and who further acknowledged that he is authorized to execute the within instrument as Conservator.

Witness my hand, at office, this 11 day of February, 2025.

_____
Notary Signature
My commission expires:



Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 2/12/2025 (date of document).

Date: 2/12/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 12th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026