Karen Johnson Davidson County
Batch# 1240575 DEEDWARR
02/25/2025 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,063.68
20250225-0013940

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,750.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Rachel K. Wilkes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2025.

Jennifer L. Pennell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

02-NSH25-08948

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lynnett M. Wagner 320 39th Avenue N. Nashville, TN 37209	Lynnett Wagner 4944 Stillwood Drive Nashville, TN 37220	092-13-0-223.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashley T. Simpson, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lynnett Mae Wagner, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land Situated in the County of Davidson in the State of Tennessee

Being the Northerly 50 feet and the Westerly 100 feet of Parcel 2, Block 27 Map of Charlotte Park 2nd Addition Extended, as of record in Book 421, Page 10, Beginning at an iron pin in the Easterly Margin of 39th Avenue North, said iron pin being located North 7 Degrees 15 Minutes West 100 feet from the Northerly Margin of Nevada Avenue, running thence with the Easterly Margin of said 39th Avenue North 50 feet to an iron pin in the Southerly Margin of a 20 foot alley, thence North 83 Degrees 15 Minutes East with Southerly Margin of said alley 100 feet to an iron pin; thence South 7 Degrees 15 Minutes East 50 feet to an iron pin, thence South 83 Degrees 15 Minutes, West 100 feet to the Point of Beginning.

The Property address and Tax parcel identification number listed are proved solely for informational purposes.

Being the same property conveyed to Zachary S. Simpson by Warranty Deed from Ian R. Fraser, and wife Kristin A. Rohrsen of record in Instrument No. 20050603-0063271 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 03, 2005.

Being the same property conveyed to Ashley T. Simpson, an unmarried woman by Quitclaim Deed from Zachary S. Simpson, an unmarried man, who acquired title without marital status of record in Instrument No. 20160311-0023609 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on March 11, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 320 39th Avenue N., Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 21st day of February, 2025

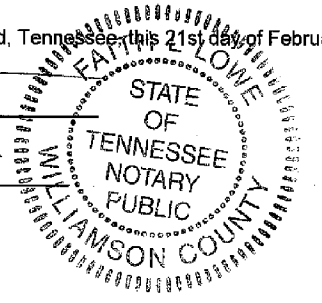
Ashley T. Simpson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ashley T. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 21st day of February, 2025.



Notary Public

My Commission Expires: 06/14/25

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 21, 25 (date of document).

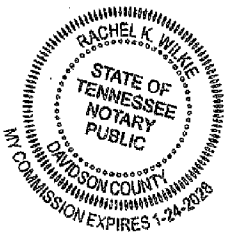
Feb 25, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 25, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal