WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288506 DEEDWARR
06/23/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,884.78
20250623-0049027

File No. KS-25-10042

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christian D. Tramuta	Christian D. Tramuta	
(NAME) 713 Shelby Avenue	(NAME) **Property**	082-16-0-388.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brenda Fay Anderson, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christian D. Tramuta, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 94 in Williams First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee

Said Lot No. 94 fronts 50 feet on the Northerly side of Shelby Avenue, and runs back between parallel lines 175 feet to a alley.

Being the same property conveyed to Christy Lee Anderson and Wendy Elizabeth Anderson by Warranty Deed from Herschell McClain, also known as Roy Herschel McClain of record in Book 10380, page 828, Register's Office for Davidson County, Tennessee, dated March 08, 1997 and recorded on March 14, 1997.

Being the same property conveyed to Wendy Elizabeth Anderson by Quitclaim Deed from Christy Lee Anderson of record in Book 10865, page 383, Register's Office for Davidson County, Tennessee, dated April 01, 1998 and recorded on April 01, 1998.

Being the same property conveyed to Brenda Fay Anderson by Quitclaim Deed from Wendy Elizabeth Anderson of record in Instrument No. 2003028-0040526 Register's Office for Davidson County, Tennessee, dated March 24, 2003 and recorded on March 28, 2003.

This is property more commonly known as 713 Shelby Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with the 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, 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 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/our hand this 18th day of June, 2025.

Brenda Fay Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2025, before me personally appeared Brenda Fay Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Krystal Schuster, 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 **6/18/25**.

Date

Affiant Signature

6/18/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **June**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)