# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288558 DEEDWARR
06/23/2025 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20250623-0049093

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/22/2029
(AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-310

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Linda Wauford | Same as new owner | 064-13-0B-057-00 |
| (NAME) 302 Laurel Hill Dr. | (NAME) " " | |
| (ADDRESS) Nashville, TN 37138 | (ADDRESS) " " | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vilanda Merritt, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Linda Wauford** unmarried (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 302 Laurel Hill Drive, Nashville, TN 37138.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 20th day of June, 2025.

**GRANTOR:**

Vilanda Merritt

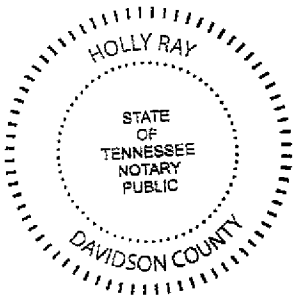
**Vilanda Merritt**

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Vilanda Merritt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20th day of June, 2025.




Holly Ray

Notary Public

My Commission Expires: 03/09/27

## EXHIBIT "A"

## DESCRIPTION OF THE PROPERTY

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 302, on the plan of Laurel Hill Courtyard Homes, as shown on plat of record in Plan Book 6900, Page 573, Register's Office, Davidson County, Tennessee, and as established by Master Deed of record in Book 8199, Page 779, said Register's Office, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Vilanda I. Merritt, an unmarried woman by Warranty Deed from Cecilia K. O'Brien, a single woman of record in Instrument No. 20140317-0021855 Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded on March 17, 2014.

## Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 6/20/2025 (date of document).

Affiant Signature

6/23/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 23 day of June, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

