This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 30-ORE-25-1307

Karen Johnson
Batch # 1289998
06/25/2025 03:57:00 PM
Fees: $13.00 Taxes: $1,507.75

Davidson County
DEEDWARR
2 pgs

20250625-0050199

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $407,500.00.

Affiant

DANA DELAWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-26

Subscribed and sworn before me this the 23rd day of June, 2025.

Notary Public

My commission expires: 05/08/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lee Wilson	Community Mortgage	071-10-0 205.00
1307 Katie Ave	19045 E Valley View Pkwy #F	
Nashville, TN 37207	Independence, MO 64055	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTIE LAFLIN F/K/A CHRISTIE WAX, AND WILLIAM SHAYNE LAFLIN, A MARRIED COUPLE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LEE D. WILSON, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of J.B. Haynies Cumberland Heights, of record in Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fora more complete and accurate description of said lot.

Being the same property conveyed to Christie Wax, a single woman, as her sole and separate property, by Warranty Deed from Zillow Homes Property Trust, a Delaware statutory trust, dated 02/07/2022 and recorded 02/23/2022 in Instrument No. 20220223-0020480, Register's Office for Davidson County, Tennessee.

The said William Shayne Laflin, joins in this conveyance to convey any marital interest he may have in the said property.

THIS IS IMPROVED PROPERTY KNOWN AS 1307 Katie Ave, Nashville, TN 37207.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 23rd day of June, 2025.

Christie Laflin

William Shayne Laflin

STATE OF TENNESSEE ~~OHIO~~
COUNTY OF BUTLER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christie Laflin f/k/a Christie Wax, and William Shayne Laflin with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2025.

My commission expires: MAY 16, 2028

Notary Public

GARY BOEHM
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
May 16, 2028