2025-1589-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297577 DEEDWARR
07/14/2025 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20250714-0055377

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$458,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of JULY, 2025.

Notary Public
My Commission expires: 11/29/27
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tyler Murray	**New Owner**	096-14-0-030
826 Colfax Dr		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tyler Murray, an unmarried man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 120 on the Plan of Twin Lawn Subdivision as shown by the Plan of Record in Book 2331, page 9, said Register's Office.

SAID Lot No. 120 fronts 120 feet on the southwesterly side of Colfax Drive and runs back between lines 178.5 feet on the northwesterly side and 163 feet on the southeasterly side to a dead line in the rear and measures 60 feet on said dead line.

Being the same property conveyed to Wanda Williams, an unmarried woman, by Warranty Deed, from Joseph Steven Irwin, Executor of The Estate of Ruby Jean Irwin dated November 22, 2024 and recorded November 22, 2024 at Instrument Number 20241122-0091565 in the Register's Office of Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 2331, Page 9, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **826 Colfax Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 14th day of July, 2025.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 14th day of July, 2025.

Notary Public
My commission expires 8/3/27

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-14-25.

Affiant Signature 7-14-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of July, 2025.

Notary Signature

My Commission Expires: 5-9-26

