WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300074 DEEDWARR
07/21/2025 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,896.44
20250721-0057190

File No. CR-25-10378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,550.00

Affiant

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

Notary Public

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 NUMBERS
Julia Crystal Molina	Julia Crystal Molina	
(NAME) 2724 Windemere Drive	(NAME) 2724 Windemere Dr.	084-07-0-009.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville TN 37214	
(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, **Peggy J. Presley, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia Crystal Molina, an unmarried woman,** 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. 57 on the Plan of Re-Subdivision of Lots 57 and 59, Sunny Acres, Section III, as of record in Plat Book 2854, Page 46, in the Register's Office for said County.

Beginning at a point in the northerly margin of Windemere Drive at the common front corners of Lot No. 57 on said plan and Lot No. 56 on the Plan of Sunny Acres. Section III, as of record in Book 2663, page 92, said Register's Office; thence with said margin of said Drive, westwardly 137 feet to a concrete monment at the beginning of a curve having a radius of 25 feet; thence around said curve northwestwardly 39.27 feet to a concrete monument on the easterly margin of a 50 foot unnamed street; thence with said margin of said street, northwardly 274.7 feet to a concrete monument, the northwest corner of the subject lot; thence south 85 degrees 19 minutes east 162.0 feet to a point, the northeast corner of said lot No. 57 and the northwest corner of Lot No.56 above referred; thence with the line between said lots, south 4 degrees 41 minutes east 299.7 feet to the point of beginning.

Being the same property conveyed to H. W. Presley and wife, Peggy J. Presley by Warranty Deed from Walton H. Phelan and wife, Charlene R. Phelan of record in Book 3502, page 337, Register's Office for Davidson County, Tennessee, dated January 23, 1963 and recorded on January 24, 1963.

The said H. W. Presley having since died on February 15, 2018, vesting propert to Peggy J. Presley as the surviving tenant by the entirety.

This is property more commonly known as 2724 Windemere Drive, Nashville, TN 37214.

Steven Wayne Presley executed the foregoing instrument on behalf of Peggy J. Presley, as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument Number 20250717-0056455, in Davidson County Register's Office.

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 17 day of July, 2025.

Peggy J. Presley by Steven Wayne Presley
Attorney in Fact

Peggy J. Presley by Steven Wayne Presley,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON (AJ)

On this 17 day of July, 2025, Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Steven Wayne Presley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Peggy J. Presley** and that he is authorized by **Peggy J. Presley** to execute this instrument on his/her behalf.

Witness my hand, at office, this 17 day of July, 2025.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 18, 25 (date of document)

Regina Sullo

Affiant Signature

7-18-25

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18 day of July, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

