Karen Johnson Davidson County
Batch# 1300476 DEEDWARR
07/22/2025 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20250722-0057472

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: W.A. Investment Ventures LLC	SEND TAX BILLS TO: W.A. Investment Ventures LLC	MAP-PARCEL NUMBERS
(NAME) P.O. Box 210691	(NAME) P.O. Box 210691	04312003200
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, **Georgia Travis, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W.A. Investment Ventures LLC, a Tennessee Limited Liability Company** , 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:

Being Lots No 28, of Block "B" on the Revised Plan of Myatt & Eagan's Subdivision of Lot No. 8 and west part of Lot No. 9 of Anderson Estates, as of record in Book 1427, Page 107, Register's Office for said County.

Said Lot No. 28 is described as follows: Beginning at a point on the easterly margin of Rio Vista Drive at the northwest corner of Lot No. 27 on said plan; thence with the easterly margin of said Rio Vista Drive north 2 deg. east 141.7 feet to the beginning of a curve; thence around said curve in a northeasterly direction 31.4 feet to a point on the southerly margin of Dupont Avenue; thence with the southerly margin of said Dupont Avenue South 88 deg. east 73.6 feet to the northwest corner of Lot No. 29 on said plan; thence with the line between said Lots Nos. 28 and 29 southeastwardly 163 feet to the northeast corner of said Lot No. 27; thence with the line between said Lots Nos. 27 and 28 westwardly 115.6 feet to the beginning.

Being a portion of the same property conveyed to Georgia Travis, subject to a Life Estate retained in Maggie Denny and husband Thomas Denny, by virtue of that certain Quit Claim Deed dated August 17, 1995, and being of record at Book 9766, Page 87 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Maggie Denny by virtue of Installment Deed dated May 26, 1970 at Book 4419,Page 987 in the said Register's Office.

Thomas Denny having since deceased on June 20, 2003. Maggie Lee Denny having since deceased on September 16, 2019, thereby extinguishing their life estate, leaving Georgia Travis as the surviving tenant by entirety. Georgia Travis warrants that the above described property has not been her primary or marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 156 Rio Vista Dr. Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18th day of July, 2025.

Georgia Travis

Georgia Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Georgia Travis**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of July, 2025.

Jacqueline G Brown

Notary Public
My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 16, 2025.

Affiant Signature

7/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of July, 2025.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026