2025-1881-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1362883 DEEDWARR
12/30/2025 11:12:30 AM 2 pgs
Fees: $13.00 Taxes: $895.40
20251230-0103517

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$242,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of December, 2025

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Wanda Williams	Wanda Williams	052-12-0-008
3804B Abbott Martin Road	3804B Abbott Martin Road	
Nashville, TN 37215	Nashville, TN 37215	

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, **Shirley Mirenda, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wanda Williams, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 26 on the Map of Marlin Meadows, Section III, as of record in Book 2133, Page 26, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Said Lot No. 26 fronts 200 feet on the westerly side of River Pass and extends back between line 318.9 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear on which it measures 242 .4 feet.

Being the same property conveyed to Shirley Mirenda, a single individual, Donald Hayes, a married individual Shirlena Zimnoski, a married individual, Leora Hayes, a single individual and Douglas Hayes, a married individual by Quitclaim Deed dated May 5, 2023 from Shirley Mirenda, a single individual, recorded May 8, 2023 as Instrument No. 20230516-0036490, in the Register's Office for Davidson County, Tennessee. Further conveyed to Shirley Mirenda, an unmarried woman, by Quitclaim Deed from Shirley Mirenda, a single individual, Donald Hayes, a married individual Shirlena Zimnoski, a married individual, Leora Hayes, a single individual and Douglas Hayes, a married individual, of record in Instrument Number 20250828-0068910, said Register's Office.

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

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 2133, Page 26, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **710 River Pass, Nashville, TN 37115.**

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, her 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 24th day of December, 2025.

Shirley Mirenda

Shirley Mirenda

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shirley Mirenda,** 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 24th day of December, 2025.

Notary Public
My commission expires 6-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Andy Maloney, 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 **12/24/2025** (date of document).

Affiant Signature
Date **12/24/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **24** day of **December**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202512300103517