2025-1880-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1379476 DEEDWARR
02/12/2026 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20260212-0011214

DAVIDSON COUNTY
ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$280,000.00.**

Affiant

Subscribed and sworn to before me this 5 day of February, 2026.

Notary Public
My Commission expires: 9-7-2026
(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:
Zania A. Word	New Owner	070-09-0A-007-00
3325 Curtis Hill Court		
Nashville, TN 37218		

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, and Keland Kelley, an unmarried man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zania A. Word, an unmarried person,** her 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 7 of Curtis Hill Subdivision, as shown on the map of record in Instrument No. 20060802-0094058, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY TO WANDA WILLIAMS, SINGLE AND KELAND KELLEY, SINGLE, DATED 11/14/2025 AND RECORDED ON 11/20/2025, IN INSTRUMENT NO. 20251120-0092909, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 AS REFERENCED ON THE MAP/PLAT RECORDED 08/02/2006 IN PLAT INSTRUMENT NO. 20060802-0094058, Register's Office for Davidson County, Tennessee.**
3. **EASEMENT RECORDED 01/01/1900 IN BOOK 2395, PAGE 635, Register's Office for Davidson County, Tennessee.**
4. **EASEMENT RECORDED 11/01/1954 IN BOOK 2304, PAGE 553, Register's Office for Davidson County, Tennessee.**
5. **EASEMENT DEED RECORDED 11/10/1954 IN BOOK 2304, PAGE 557, Register's Office for Davidson County, Tennessee.**

6. **WATER PIPE LINE EASEMENT RECORDED 11/12/1954 IN BOOK 2304, PAGE 555, Register's Office for Davidson County, Tennessee.**
7. **AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE RECORDED 11/15/1965 IN BOOK 3958, PAGE 86, Register's Office for Davidson County, Tennessee.**
8. **AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE RECORDED 12/07/1965 IN BOOK 3966, PAGE 115, Register's Office for Davidson County, Tennessee.**
9. **PERMANENT EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND RIGHT OF ENTRY FOR TEMPORARY CONSTRUCTION PURPOSES RECORDED 05/05/1992 IN BOOK 8618, PAGE 414, Register's Office for Davidson County, Tennessee.**
10. **STORMWATER DETENTION AGREEMENT RECORDED 12/13/2004 IN INSTRUMENT NO. 20041213-0147950, Register's Office for Davidson County, Tennessee.**
11. **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CURTIS HILL SUBDIVISION RECORDED 07/26/2006 IN INSTRUMENT NO. 20060726-0090481, Register's Office for Davidson County, Tennessee.**
12. **DECLARATION OF RESTRICTIVE COVENANTS (NEIGHBORHOOD STABILIZATION PROGRAM) RECORDED 09/29/2010 IN INSTRUMENT NO. 20100929-0077646, Register's Office for Davidson County, Tennessee.**

This is improved property known as: **3325 Curtis Hill Court, Nashville, TN 37218.**

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 they are lawfully seized in fee of the afore described real estate; that they have 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 5th day of February, 2026.

Wanda Williams

Wanda Williams

Keland Kelley

Keland Kelley

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 and Keland Kelley,** 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 5th day of February, 2026.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 2/5/25.

Affiant Signature

2/5/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this ___ day of February, 2026

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028