WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152148 **DEEDWARR**
10/17/2018 02:40:53 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20181017-0103061

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-16-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/16/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evan Marroni	new owner	071-04-0-085.00
(NAME)	(NAME)	
2517 Jones Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Sean Mahoney, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Evan Marroni, hereinafter called the GRANTEE(S), his/her/their 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. 339 on the Plan of Joywood Heights, Section Two, as of record in Book 1130, Pages 92-93, Register's Office for said County. Said lot fronts 60 feet on the easterly side of Jones Avenue and runs back between parallel lines 215 feet to a dead line.

Being the same property conveyed to Russell Delffs and wife, Bonnie C. Delffs by Warranty Deed from K. J. Pomeroy and wife, Helen M. Pomeroy, dated November 13, 1961 and recorded November 14, 1961 of record in Book 3310, Page 157, Register's Office for Davidson County, Tennessee. Russell Delffs died on April 13, 1970 and at the time of his death was married to Bonnie C. Delffs; the said Bonnie C. Delffs died on February 19, 2017 leaving Carolyn Adams, Adam Russell Marsh and Robert Max Marsh as her sole heirs at law as evidenced by Affidavit of Heirships recorded Simultaneously herewith.

Being the same property conveyed to Sean M. Mahoney, a married man by Warranty Deed from Carolyn Adams, Adam Russell Marsh and Robert Max Marsh, dated July 28, 2017 and recorded July 31, 2017 of record in Instrument No. 20170731-0077544, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2517 Jones Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 287805
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BR-18-3517

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 hands this 16th day of October, 2018.

Sean Mahoney

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean Mahoney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

