Karen Johnson Davidson County
Batch# 230289 **DEEDWARR**
05/15/2019 03:29:29 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20190515-0045946

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2019.

Notary Public

My commission expires: 05-03-2022

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kenneth Davis Sheesley, Jr	new owner	**091 05 0 272.00**
804 Nashua Court	1117 5th Ave N	
Nashville, TN 37209	Nashville, TN 37209	

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, WE,

Chelsea Rothschild, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Davis Sheesley, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 12 on the Plan of Final Plat of Brookewood, Phase Two, of record in Plat Book 8250, Page 877, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Irving Rothschild and wife, Helene Rothschild by Warranty Deed from Can Nguyen, an unmarried man, and Le H. Nguyen, an unmarried man, of record in Instrument No. 20050321-0030615, Register's Office for Davidson County, Tennessee, dated March 15, 2005 and recorded on March 21, 2005.

Being the same property conveyed to Linnette Rothschild and Chelsea Rothschild with the rights of survivorship by Quitclaim Deed from Irving Rothschild and wife, Helene Rothschild, of record in Instrument No. 20050520-0057344, Register's Office for Davidson County, Tennessee, dated May 16, 2005 and recorded on May 20, 2005. The said Linnette Rothschild died on May 10, 2012, leaving title to the subject property vested solely in Chelsea Rothschild, the surviving tenant in common, as evidenced by Affidavit of Heirship recorded on April 26, 2013, in Instrument No. 20130426-0041909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

**Grantor represents and warrants that the property is not now and has never been the marital residence. Therefore, the grantors spouse has not acquired any interest in the property.*

This is improved (__x__) unimproved (____) property known as 804 Nashua Court, Nashville, TN 37209.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-804

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), their heirs and 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), 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 HANDS EFFECTIVE AS OF 14th day of May, 2019:

Chelsea Rothschild

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Chelsea Rothschild, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 14th day of May, 2019.

My Commission Expires: 5/25/20

Notary Public

20191232R

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY