THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200325362

Karen Johnson Davidson County
Batch# 380174 **DEEDWARR**
04/01/2020 08:31:09 AM 2 pgs
Fees: $13.00 Taxes: $3,070.63

20200401-0034766

DANA DELWORTH
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: $829,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2020.

Notary Public
My Commission Expires: 07/06/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Wouters	New Owner	Tax Parcel ID No.
1704 Ashwood Avenue		104-16-0-099.00
Nashville TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Jane Wilkie, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Wouters and Daniel Wouters, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot 148, as shown on the map entitled Plan of Belmont Land Company's Subdivision called Belmont Heights, of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Easterly part of Lot No. 148 fronts 50.0 feet on the Northerly margin of Ashwood Avenue and runs back between parallel lines, measuring 175.0 feet on each line to a dead line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to PAMELA JANE WILKIE, by deed from DAVID S. HAGY and SUZANNE H. HAGY, husband and wife, of record in Instrument No. 20180404-0031744, dated April 2, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-16-0-099.00.

Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is improved property located at 1704 Ashwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2020.

Pamela Jane Wilkie

Pamela Jane Wilkie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Jane Wilkie, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 29, 2022