Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #~~M 08VES20 949~~

Prepared By ~~& Return To:~~
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1309TN

Karen Johnson Davidson County
Batch# 382828 **DEEDWARR**
04/08/2020 08:49:24 AM 2 pgs
Fees: $13.00 Taxes: $1,520.70
20200408-0036825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 411,000.00.

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of April, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Alyssa E. McCoy 949 Cahal Ave. Nashville, TN 37206	**SAME AS NEW OWNER.**	072 13 0 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrea K. Whitlock N/K/A Andrea K. Courtney and Joshua T. Courtney, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa E. McCoy, an unmarried woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 949 Cahal Ave. Nashville, TN 37206, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Irvington of record in Book 843, Page 60, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrea K. Whitlock and Joshua T. Courtney, a married couple, by deed from Avery W. Brandes, unmarried, dated 09/26/2017 filed and recorded 09/28/2017 of record in Instrument No. 20170928-0099492, said Register's Office.

Tax Map and Parcel ID is as follows 072 13 0 049.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 949 Cahal Ave., Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 3rd day of April, 2020.

Andrea K. Whitlock N/K/A Andrea K. Courtney

Joshua T. Courtney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2020, before me personally appeared **Andrea K. Whitlock N/K/A Andrea K. Courtney and Joshua T. Courtney**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of April, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration:
4-17-2023