Karen Johnson Davidson County
Batch# 413453 DEEDWARR
06/11/2020 11:08:30 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20200611-0059766

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2020.

Notary Public

My commission expires: May 9th, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexander Leigh Nourse Ally Larson	First Horizon Bank	091-06-0-279.00
5505A Tennessee Avenue	165 Madison Avenue	
Nashville, TN 37209	Memphis, TN 38103	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JOHN AMBROSE, III, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER LEIGH NOURSE AND SPOUSE, ALLY LARSON**, 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:

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Land in Davidson County, Tennessee, being Lot No. 1414, Block No. 201 on the Plan of Extension of Plan No.1, West Nashville of record in Plat Book 57, Page 173, 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 a portion of the same property conveyed to Barbara Ambrose, married by Warranty deed from Ray T. Wall, married of record in Instrument No. 20121116-0105983 Register's Office for Davidson County, Tennessee, dated November 14, 2012 and recorded on November 16, 2012.

Being a portion of the same property conveyed to Growing Up Growing Old, LLC, a Tennessee limited liability company by Quitclaim deed from John L. Ambrose, III and wife Barbara B. Ambrose of record in Instrument No. 20130305-0021676 Register's Office for Davidson County, Tennessee, dated March 01, 2013 and recorded on March 05, 2013.

Being a portion of the same property conveyed to John Ambrose, III, unmarried by Quitclaim deed from Growing Up, Growing Old, LLC, a Tennessee limited liability company of record in Instrument No. 20190816-0082388 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 16, 2019.

Being a portion of the same property conveyed to John Ambrose, III, unmarried by Quitclaim deed from John Ambrose, III, unmarried of record in Instrument No. 20190816-0082389 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 16, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5505A Tennessee Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2020.

John Ambrose, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Ambrose, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY