**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 200829549**

Karen Johnson Davidson County
Batch# 489430 DEEDWARR
10/05/2020 12:08:30 PM 2 pgs
Fees: $13.00 Taxes: $4,717.50
20201005-0114908

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2020.

Notary Public
My Commission Expires:

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Nicholas Foster Ferguson and Kristle Hill Ferguson<br>113 23rd AVENUE N<br>Nashville, TN 37203 | New Owner | Tax Parcel ID No.<br>09215014400 |

**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, **Juanita Andre' Rouse,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Foster Ferguson and Kristle Hill Ferguson, husband and wife**, ("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 part of Lot No. 13 in the Subdivision of a part of the Elliston property, a plan of said subdivision not of record, the original plan of said property being of record in Book 21, Page 141, Register's Office for said County.

Said part of Lot No. 13 is described as follows: Beginning on the westerly margin of 23rd Avenue North 65 feet southerly from the southerly margin of Elliston Place; thence with the westerly margin of 23rd Avenue North, southerly 46 feet, more or less, to the Whitland Realty Company's northeast corner; thence with said Company's northerly line westerly 100 feet to the line between Lots Nos. 13 and 14 in said unregistered plan; thence with said line northerly 46 feet; thence easterly 100 feet to the beginning.

Being the same property conveyed to Juanita Andre' Rouse, an unmarried person, by Warranty Deed from Terry F. Stutts and wife, Judith B. Stutts, of record in Instrument No. 20000306-0022009, in the Register's Office for Davidson County, Tennessee, dated March 1, 2000, and recorded on March 6, 2000. Said property was never the marital residence of Grantor.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELLISTON PROPERTY, as recorded in Plat Book 21, Page(s) 141.

Rights or claims of tenants under unrecorded leases.

This is improved property located at 113 23rd Avenue North Nashville TN 37203

**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.

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 1st day of October, 2020.

Juanita Andre' Rouse

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Juanita Andre' Rouse, 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 1st day of October, 2020.

Notary Public
My Commission Expires: _____

