Karen Johnson Davidson County
Batch# 509923 DEEDWARR
11/06/2020 02:18:51 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20201106-0130709

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Geoffrey Philip Hearn and Gretchen Joan O'Henley	new owner	Parcel ID: 119-14-0-124.00
(NAME)	(NAME)	
2927 Wingate Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tait Jarrett Danhausen and Kathleen Elizabeth Danhausen, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Geoffrey Philip Hearn and Gretchen Joan O'Henley, both unmarried, as Tenants in Common with the Right of Survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Tuggle Heights, as shown on plat of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tait Jarrett Danhausen and Kathleen Elizabeth Danhausen, husband and wife, By Warranty Deed from James Schwartz and Jennifer Schwartz, husband and wife dated October 16, 2014 recorded October 20, 2014, of recorded as Instrument No. 20141020-0096711 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-PR-20-2927

unimproved ☐
This is improved ☒ property, known as 2927 Wingate Avenue, Nashville, TN 37211

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 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 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 our hands this 5th day of November 2020

Tait Jarrett Danhausen

Kathleen Elizabeth Danhausen

STATE OF TENNESSE)
COUNTY OF ~~DAVIDSON~~) of WILLIAMSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, do certify that Tait Jarrett Danhausen and Kathleen Elizabeth Danhausen, husband and wife, whose name is signed to the writing above, bearing date on the 5th of November, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of Tait Jarrett Danhausen and Kathleen Elizabeth Danhausen.

Given under my hand this the 5th day of November, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY