# WARRANTY DEED

Karen Johnson Davidson County
Batch# 566370 **DEEDWARR**
02/03/2021 09:55:29 AM 2 pgs
Fees: $13.00 Taxes: $2,301.40

20210203-0015322

Y-SB-VRES-21-2907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 1

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kevin Nossem and Carley Nossem** | **U.S. Bank N.A** | |
| (NAME) | (NAME) | **118-09-0-131.00** |
| **2907 Snowden Rd** | **4801 Frederica Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | **Owensboro, KY 42301** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADRIENNE AMES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN NOSSEM AND CARLEY NOSSEM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Said Lot No. 4 fronts 75 feet on the Westerly side of Snowden Road and runs back 187 feet on the Northerly line and 183 feet on the Southerly line, to a dead line, measuring 5.2 feet thereon.

Being the same property conveyed to Adrienne Ames, unmarried by Warranty deed from James L. Fowler and wife, Nell C. Fowler of record in Book 5484, page 576, Register's Office for Davidson County, Tennessee, dated August 15, 1979 and recorded on August 20, 1979.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1086, Page 573; Book 1066, Page 421 and Book 1082, Page 666, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2907 Snowden Rd, Nashville, Tennessee 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF JANUARY, 2021.

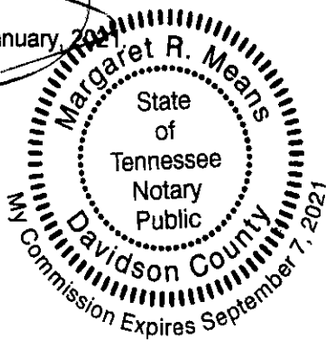
Adrienne Ames

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212