Karen Johnson Davidson County
Batch# 574831 DEEDWARR
02/22/2021 11:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,557.70
20210222-0020972

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $421,000.00. Affiant Subscribed and sworn to before me, this the 11th day of February, 2021. Notary Public My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-VRCS-20111

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jaime Nabrynski and Michael Noll	NEW OWNER	018-16-0-024.00
111 Dorris Avenue		
Goodlettsville, TN 37072		

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, **CHANELLE R. ACHESON, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL NOLL, A SINGLE MAN AND JAIME NABRYNSKI, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

Land in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, and more particularly described according to a survey by L. B. Petty, Surveyor, July 31. 1957, as follows:

Beginning at a point on the Northerly margin of an unnamed street also known as Dorris Street at a point 200 feet South 79 degrees 15 minutes West of intersection of said unnamed Street and Main Street or Nashville Springfield Highway; thence North 22 degrees 30 minutes West 390.5 feel to a point; thence South 84 degrees 00 minutes West 226 feet to the Easterly margin of W. C. Moncrief, Inc. Property; thence South 15 degrees 00 minutes East 404 feet to the Northerly margin of a right of way, an extension of Dorris or unnamed Street; thence North 79 degrees 15 minutes East along said right-of-way and Dorris or unnamed Street; 275 feet to the point: of beginning. containing 2.28 acres, more or less.

Included in the above but excluded therefrom is that portion thereof described in the deed of record in Book 4391, page 559, said Register's Office.

Being a portion of the same property conveyed to Gilbert W. Acheson, an unmarried man by Warranty Deed from Caleb Lane Morris and wife, Angela G. Morris of record in Instrument No. 20110929-0075619 Register's Office for Davidson County, Tennessee, dated September 28, 2011 and recorded on September 29, 2019.

The said Gilbert W. Acheson died testate devising said property to Chanelle R. Acheson under his Last Will and Testament of record in Case No. 17P-789, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

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.

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 111 Dorris Avenue, Goodlettsville, TN 37072, 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 11th day of February, 2021.

Chanelle R. Acheson

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 Chanelle R. Acheson, 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 11th day of February, 2021.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021