G#34455-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 603346 DEEDWARR
03/31/2021 10:49:41 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30

20210331-0042198

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$479,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laura Carroll	**"New Owner"**	**104 05 0 018 00**
106 39th Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jillian Rothe and husband, Steve Worster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Carroll, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR 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. 71 on the Plan of Part of West Grove Subdivision, of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

SAID Lot No. 71 fronts 50 feet on the easterly margin of 39th Avenue North and extends back between parallel lines 160 feet to an alley in the rear.

BEING the same property conveyed to Jillian Rothe, a single woman, by Warranty Deed dated April 29, 2013, from Kelly Brooke Drier, unmarried, of record in Instrument No. 20130430-0043000, Register's Office for Davidson County, Tennessee. The said Jillian Rothe now being married.

STEVE Worster, spouse of the above named Jillian Rothe, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property, known as: **106 39th Avenue North, Nashville, TN 37209**.

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 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 my/our hand(s) this 28 day of **March, 2021.**

Jillian Rothe

Steve Worster

STATE OF COLORADO
COUNTY OF Arapahoe

Personally appeared before me, a Notary Public of said County and State, **Jillian Rothe and husband, Steve Worster,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Foxfield (City), Colorado, this 28 day of **March, 2021.**

Deepika Jassal

Notary Public

My Commission Expires: 11-12-2021

DEEPIKA JASSAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134031579
MY COMMISSION EXPIRES NOVEMBER 12, 2021