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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 666168 DEEDWARR
06/28/2021 10:31:26 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210628-0087052

DM-SB-BR-21-886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

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)
Carly Elizabeth Knoll	NEW OWNER	
(NAME)	(NAME)	082 04 0 204.00
886 W Sharpe Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ABBEY LOEHR AND RALPH NOYES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLY ELIZABETH KNOLL, AN UNMARRIED WOMAN,** 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:

Being Lot No. 79, on the Map of Thornby Place, of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Abbey Loehr, unmarried, by Warranty Deed from Kudzu Real Estate, Inc., of record in Instrument No. 20140421-0033131, in the Register's Office of Davidson County, Tennessee, dated April 17, 2014 and recorded on April 21, 2014. Ralph Noyes, spouse of Abbey Loehr, herby joins in this conveyance and does transfer and convey any and all marital interest, Ralph Noyes, may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Thornby Place, as recorded in Plat Book 332, Page(s) 3.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **886 W Sharpe Ave, Nashville, Tennessee 37206**.

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 ____ DAY OF JUNE, 2021.

Abbey Loehr

Ralph Noyes

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABBEY LOEHR, 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 24th of June, 2021.

Notary Public
My Commission Expires: 12-15-2023
(SEAL)

TODD ANTHONY MUNSON
MY COMMISSION EXPIRES
12-15-2023
NOTARY SEAL
#19783809
ST. LOUIS CITY
NOTARY PUBLIC, STATE OF MISSOURI

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH NOYES, 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 24th of June. 2021.

Notary Public
My Commission Expires: 12-15-2023
(SEAL)

TODD ANTHONY MUNSON
MY COMMISSION EXPIRES
12-15-2023
NOTARY SEAL
#19783809
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RETURN TO:
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