When recorded, return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File Number: G-SB-VRES-21-4111

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 5-12632-RL-s

Karen Johnson Davidson County
Batch# 696485 **DEEDWARR**
08/12/2021 03:12:48 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20210812-0109144

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 7th day of July, 2021.

Notary Public
My Commission Expires: 3/7/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Britton Deuel and Paige Deuel 4111 Addine Street Nashville, TN 37216	Britton Deuel and Paige Deuel 4111 Addine Street Nashville, TN 37216	061 16 0 090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Jason St. Charles, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Paige Deuel and Britton Deuel, Wife and Husband, 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 Davidson County, Tennessee, being Lot No. 7 of Block "D" on the Map of Greenland Estates as of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the Westerly side of Addine Street, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Susan St. Charles, by Quitclaim Deed from Jason St. Charles, of record in Instrument No. 20100730-0060002, in the Register's Office of Davidson County, Tennessee, dated July 30, 2010 and recorded on July 30, 2010.

Being the same property conveyed to Susan Dorothy St. Charles and husband Jason Mark St. Charles, by Warranty Deed from Bobby A. Felts and wife, Elizabeth A. Felts, of record in Book 9650, Page 352, in the Register's Office of Davidson County, Tennessee, dated April 13, 1995 and recorded on April 20, 1995.

The said Susan St. Charles having since died testate on March 12, 2019. Per the terms of the Last Will and Testament of Susan St. Charles, Jason Mark St. Charles was named as the sole devisee of the above described property, being further confirmed by Affidavits of Heirship of record in Instrument Nos. 20210812-0109141 20210812-0109142 **and** 20210812-0109143 **Said Will is attached as an exhibit thereto and said Affidavits are incorporated herein by reference.**

This is improved property located at: **4111 Addine Street, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **10th day of August, 2021**.

GRANTOR:

Jason St. Charles

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason St. Charles, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **10**th day of **August, 2021**.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J. ANDREW WILEY STATE OF DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

NOV 0 8 2021