Karen Johnson Davidson County
Batch# 778474 DEEDWARR
12/22/2021 12:00:43 PM 2 pgs
Fees: $13.00 Taxes: $1,446.70
20211222-0169201

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14776-TC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BSR4-21-941

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $391,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2021.

Notary Public
My Commission Expires: 04/09/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Vanhooser and Andrew Hill 600 12th Ave S apt 513 Nashville, TN 37203	New owners	083 01 0 458.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Alan Sherouse and wife, Jennifer Sherouse**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jacob Vanhooser, a married man and Andrew Hill, a married man**, hereinafter called the Grantees, 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. 4 on the Plan of Jewell Place, Subdivision of Part of Lot 5 on the Plan of the Johnson & Smith Property recorded in Book 38, Page 539 Register's Office for Davidson County, Tennessee, of record in Book 2854, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan Sherouse and wife, Jennifer Sherouse, by Warranty Deed from Eric Crafton and wife, Miiko Crafton, of record in Instrument No. 20060524-0061062, in the Register's Office of Davidson County, Tennessee, dated May 22, 2006 and recorded on May 24, 2006.

This is improved property located at: **941 West Greenwood Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 15th day of December, 2021.

GRANTOR:

Jennifer Sherouse

Alan Sherouse

STATE OF NORTH CAROLINA
COUNTY OF Guilford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Sherouse and Alan Sherouse, the within named bargainors, 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 15th day of December, 2021.

Rosalind Landry
Notary Public
My Commission expires: July 21, 2025

ROSALIND LANDRY
Notary Public, North Carolina
Guilford County
My Commission Expires
July 21, 2025