WARRANTY DEED

Karen Johnson Davidson County
Batch# 825743 DEEDWARR
03/21/2022 02:46:49 PM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20220321-0032369

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya Deane and Andrew Deane	new owners	
(NAME)	(NAME)	
4203 Utah Ave.		103 04 0 491.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPH RYAN DARNELL, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANYA DEANE AND ANDREW DEANE,** 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. 1, on the Plan of Resubdivision of Lot 87 Plan of West End Annex, of record in Instrument No. 20210409-0047400, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Joseph Ryan Darnell, Married by Warranty Deed from Shelly Steel, Unmarried, of record in Instrument No. 20201203-0140334, in the Register's Office of Davidson County, Tennessee, dated November 30, 2020 and recorded on December 03, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4203 Utah Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Return to:
Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
RS/MES 2/14/2022

Witness my hand this 11th day of March, 2022.

JOSEPH RYAN DARNELL, BY: BILLY JENKINS, ATTORNEY IN FACT

POA IN # 20220302-0023695, RODC

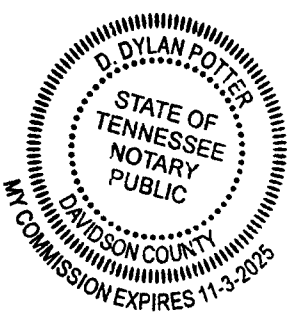
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of March, 2022, before me personally appeared Billy Jenkins, to me known to be the person who executed the foregoing instrument on behalf of Joseph Ryan Darnell and acknowledged that he executed the same as the free act and deed of Joseph Ryan Darnell.

Witness my hand and official seal this 11th day of March, 2022.

Commission expires:



Notary Public