Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CHRES-22-710B

Karen Johnson Davidson County
Batch# 842230 DEEDWARR
04/19/2022 02:58:43 PM 2 pgs
Fees: $13.00 Taxes: $2,978.50
20220419-0045182

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220339864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $805,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2022.

Notary Public
My Commission Expires: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan Elizabeth Silver and Drew N. Silver 710 47th Avenue North B Nashville TN 37209	New Owner	Tax Parcel ID No. 091-12-0-360.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Michael Helton and Brent Morris, tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jordan Elizabeth Silver and Drew N. Silver, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 47, in Block 100, as shown on the map entitled Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to JOHN M. HELTON and BRENT MORRIS, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from ROBERT E. DOLAN AND WIFE, BONNIE H. DOLAN, of record in Instrument No. 20201116-0134900 , dated November 10, 2020 , said Register's Office.

Being further conveyed to JOHN M ICHAEL HELTON and BRENT MORRIS by quitclaim deed from JOHN M ICHAEL HELTON and BRENT MORRIS of record in Instrument No. 20201117-0135435, dated November 10, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-12-0-360.00.

Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

This is improved property located at 710 47th Avenue North B Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 April, 2022.

John Michael Helton

Brent Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Michael Helton and Brent Morris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2022.

Notary Public

My Commission Expires: _____

