WARRANTY DEED

Karen Johnson Davidson County
Batch# 870690 DEEDWARR
06/13/2022 02:52:18 PM 2 pgs
Fees: $13.00 Taxes: $2,601.10

20220613-0067182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,000.00

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF June, 2022.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

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
Anna Clark Ambrose	NEW OWNER	
(NAME)	(NAME)	091-15-0-312.00
4806 Dakota Avenue		
(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, I, **EVAN T. WALKER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA CLARK AMBROSE,** HEREINAFTER CALLED THE GRANTEE, 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. 707 of Block 32 on Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, 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 the same property conveyed to Evan T. Walker, unmarried, by Warranty Deed from Joshua William Drake, married, of record in Instrument No. 20120521-0043499, Register's Office for Davidson County, Tennessee. Elisabetta Beiletti joins in executing this Warranty Deed to convey any marital interest she may have in said property.

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 4806 Dakota Avenue, 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.

Witness my hand this 9th day of June, 2022

Evan T. Walker by his attorney in fact

EVAN T. WALKER

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Elisabetta Beiletti by her attorney in fact

Elisabetta Beiletti

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of June, 2022, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Evan T. Walker and Elisabetta Beiletti and acknowledged that he executed the same as the free act and deed of Evan T. Walker and Elisabetta Beiletti.

Witness my hand and official seal this 9th day of June, 20____.

Commission expires: My Commission Expires November 26, 2022

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public