WARRANTY DEED

Karen Johnson Davidson County
Batch# 870728 DEEDWARR
06/13/2022 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $4,181.00
20220613-0067224

Y-VRE-22-4902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul M. Sargent and Megan Edwards Sargent	Same	
(NAME)	(NAME)	
4902 Elkins Avenue		091-15-0-272.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK JAMES HOWELL AND RACHEL L HOWELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL M. SARGENT AND MEGAN EDWARDS SARGENT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a part of a parcel of land in Charlotte Park Company's Subdivision of record in Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the North margin of Elkins, formerly 2nd Avenue, 50.0 feet West of the Westerly margin of 49th Avenue, North; thence Westerly with the Northerly margin of Elkins Avenue, 50.0 feet to a point; thence Northerly and parallel with 49th Avenue, North, 150.0 feet to the South side of an alley; thence Easterly with the margin of said alley, 50.0 feet to point; thence Southerly 150.0 feet to the point of beginning.

Being the same property conveyed to Patrick James Howell and Rachel L. Howell, husband and wife, by Warranty Deed from Damien Michael Hagedorn and Meghan A. Hagedorn, husband and wife, of record in Instrument No. 20150114-0003818 Register's Office for Davidson County, Tennessee, dated January 12, 2015 and recorded on January 14, 2015.

This conveyance is subject to:
- Taxes for the year 2022, and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4902 Elkins Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF JUNE, 2022.

Patrick James Howell

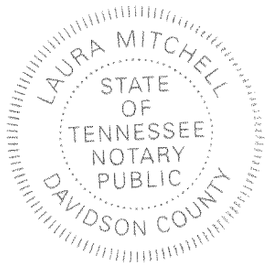
Rachel L Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK JAMES HOWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2022.

Notary Public
My Commission Expires: 1/11/26
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL L HOWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2022.

Notary Public
My Commission Expires: 1/11/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 2nd day of June, 2022.

Affiant Signature
Date 06/02/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

