Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
JT 2206 00 189

Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

File Number: TN-22-1071

Karen Johnson Davidson County
Batch# 890055 DEEDWARR
07/18/2022 09:53:33 AM 2 pgs
Fees: $13.00 Taxes: $1,383.80
20220718-0081831

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $374,000.00.

Affiant

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

Notary Public
My Commission Expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number
Terry Roy and Connie Roy	SAME	161-11-0-025
5659 Amalie Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judy L. Rose, a single woman**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Terry Roy and Connie Roy, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 334, on the plan of Huntington Park, Section Three, of record in Book 4460, Page 68, Register's Office for said County.

Said Lot No. 334 fronts 75.0 feet on the westerly margin of Amalie Drive and extends back 178.96 feet on the northerly line and 212.59 feet on the southerly line to a dead line in the rear, measuring 82.19 feet thereon.

Being the same property conveyed to Judy L. Rose, a single woman, by Warranty Deed from Jean Garrett, dated February 28, 2005, of record in Instrument Number 20050302-0023180, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 5659 Amalie Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

WITNESS my hand this 15th day of July, 2022.

Judy L. Rose

Judy L. Rose

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Judy L. Rose with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 15th day of July, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

