# WARRANTY DEED

Karen Johnson Davidson County
Batch# 909297 DEEDWARR
08/29/2022 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220829-0097169

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/25/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/10/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4064

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Ella M. McCord and Melanie Y. Owens-Russell** | New Owner | 043-06-0-062.00 |
| 601 Roosevelt Avenue | | |
| Nashville, TN 37115 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Herman Gruber and wife, Iris Gruber**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Melanie Y. Owens-Russell, a single person and Ella M. McCord , a single person**

HEREINAFTER CALLED THE GRANTEE(S), 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 Number 73 on the Plan of Madison Park Subdivision Section 2, as of record in Book 3106, Page 141, Register's Office for said County.

Said Lot Number 73 fronts 73 feet on the northerly side of Roosevelt Street and runs back between parallel lines 135 feet to a line in the rear, measuring 73 feet thereon.

Being the same property conveyed to Herman Gruber and wife, Iris Gruber by Warranty deed from Robert Creecy, Unmarried and Russell Bowlin, Unmarried of record in Instrument No. 20080923-0096743 Register's Office for Davidson County, Tennessee, dated September 19, 2008 and recorded on September 23, 2008. (Value of consideration shown in aforementioned deed $112,000.00.) Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 601 Roosevelt Avenue Nashville, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 25, 2022.

Iris Gruber

Herman Gruber

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Iris Gruber and Herman Gruber, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 25, 2022.

Notary Public

My Commission Expires: 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**File #: 2022-4064**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/25/2022.

Affiant Signature

8/29/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/29/2022

Notary Public

My Commission Expires: 5-2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON