WARRANTY DEED

Karen Johnson Davidson County
Batch# 924660 DEEDWARR
10/03/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20221003-0108796

File #22-DM-5212-C

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF ~~September~~ October, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dana C. Noonan	New Owner	
(NAME)	(NAME)	**091 15 0 117.00**
5212 Elkins Ave.		
(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, **RHIAN DOUGHERTY, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANA C. NOONAN, UNMARRIED** 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:

Land in Davidson County, Tennessee, being the East 37 feet of the West 77.5 Feet of the South Part of Block 7 on the Map of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record Plat Book 421, Page 18, Register's Office of Davidson County, Tennessee.

Said Part of said Block No. 7 fronts 37 feet on the North side of Elkins Avenue and runs back between parallel lines, Parallel to and 40.5 East of 53rd Avenue, North, 160 feet, more or less to a dead line.

Being the same property conveyed to Rhian Dougherty, unmarried woman, by Warranty Deed from Walter Backes and Margie Backes, husband and wife, of record in Instrument No. 20190208-0012405, in the Register's Office of Davidson County, Tennessee, dated February 07, 2019 and recorded on February 08, 2019.

Andrew Fitzgerald, spouse of seller, Rhian Dougherty, hereby executes this deed to convey any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as recorded in Plat Book 421, Page(s) 18.
*No coverage is provided as to the amount of acreage or square footage of the land.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5212 Elkins Avenue, Nashville, TN 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 30th day of September, 2022.

Rhian Dougherty

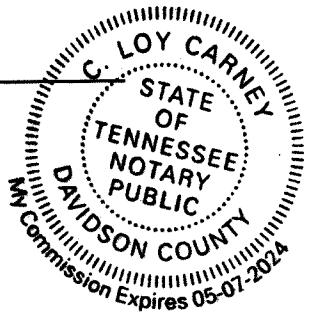
Andrew Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2022, before me personally appeared Rhian Dougherty and Andrew Fitzgerald, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/30/2022 (date of document).

Jennifer Russell
Affiant Signature

10/3/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of October 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

