WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-19102-RL

WARRANTY DEED

Karen Johnson Davidson County
Batch# 924803 DEEDWARR
10/03/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20221003-0109064

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-202

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Austin Christopher Austin	Castle & Cooke Mortgage LLC	07204000500
(NAME)	(NAME)	
1401 Jakes Avenue	13751 South Wadsworth Park Drive Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Draper UT 84020-7947	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joanne Thom,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Margaret Austin and Christopher Austin,** wife and husband, hereinafter called the GRANTEES, 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 part of Lot No. 4, part of Lot No. 3 and the southeasterly one-half (1/2) of that portion of Greenfield Avenue which lies adjacent to said Lot No. 4, on the plan of a Subdivision of Lots 5 and 6 of the East Nashville Golf Club Subdivision, as of record, as of record in Book 547, page 6, said Register's Office, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Jakes Avenue, the front common corner of Lots Nos. 3 and 4; thence northeasterly parallel to Greenfield Avenue 268 1/4 feet, more or less, to a point in the northeasterly line of said Lot No. 3 which is 10 feet southwesterly from the rear common corner of said Lots 3 and 4; thence north 40 ° west 112.5 feet to a point in the center of Greenfield Avenue; thence with the center of said Avenue, southwesterly 263 1/2 feet, more or less, to the northeasterly margin of Jakes Avenue; thence with the northeasterly margin of Jakes Avenue, southeasterly 112.5 feet to the point of beginning.

Being the same property conveyed to C. Meredith Thom and wife, Joanne Thom, by deed of record in Book 6098 , Page 839 , Register's Office for Davidson County, Tennessee. The said C. Meredith Thom having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is intended to also convey all interest and rights in the Grant of Access Easement for Ingress/ Egress, Utilities, and Maintenance Agreement being recorded simultaneously with this Warranty Deed, executed by John Stanton and Joanne Thom, dated August 29, 2022, of record in 20221003010906 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1401 Jakes Avenue, Nashville, TN 37216
(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/our hands this 30th day of September, 2022.

Joanne Thom

State of Tennessee
County of Davidson

Personally appeared before me Joanne Thom, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2022.

Notary Public
My Commission Expires:

File No.: 16502



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 9/30/22.

Affiant Signature

9/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of Sept., 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

