WARRANTY DEED

Karen Johnson Davidson County
Batch# 925301 **DEEDWARR**
10/05/2022 09:55:28 AM 2 pgs
Fees: $13.00 Taxes: $4,809.63

20221005-0109759

Y-CRE-22-603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2025

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)
Michael Jorgenson	**New Owner**	
(NAME)	(NAME)	**094-02-0-212.00**
603 S 20th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MOLLY ELIZABETH ROONEY AND KILLIAN WOODWARD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL JORGENSON, A MARRIED MAN,** 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 Southerly 68 feet of the Northerly 150 feet of Lot No. 15 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said part of Lot No. 15 fronts 68 feet on the Easterly side of South 20th Street, and runs back between parallel lines, measuring 50 feet with the Northerly margin of an alley to a dead line in the rear measuring 68 feet.

Being the same property conveyed to Molly Elizabeth Rooney, an unmarried woman by Warranty deed from TeddyB Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190822-0084372, Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 22, 2019.

Molly Elizabeth Rooney having since married. Killian Woodward joins in to convey any marital interest he has in the subject property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, 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: **603 S 20th Street, Nashville, Tennessee 37206**.

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 28th DAY OF SEPTEMBER, 2022.

Molly Elizabeth Rooney by Jessica Randolph, attorney-in-fact

Molly Elizabeth Rooney by Jessica Randolph,
Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20221005-0109757, **Register's Office for Davidson County, Tennessee.**

Killian Woodward by Jessica Randolph, attorney-in-fact

Killian Woodward by Jessica Randolph,
Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20221005-0109758, **Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA RANDOLPH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MOLLY ELIZABETH ROONEY AND KILLIAN WOODWARD, and who acknowledged he/she/they executed the same as the free act and deed of the said MOLLY ELIZABETH ROONEY AND KILLIAN WOODWARD.

Witness my hand and official seal, this the 28th of September, 2022.

Lindsay B. Fattal

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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