THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842348

Karen Johnson Davidson County
Batch# 927354 **DEEDWARR**
10/11/2022 10:16:10 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20221011-0111182

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $565,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2022.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jamie L. Cage, Jr. 1524 23rd Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081 15 0 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marc Joseph Washington and Giovonnie Rae Pierce now known as Giovonnie Rae Washington, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jamie L. Cage, Jr. and Skyler Christian May, both unmarried as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 16 2/3 feet on Lot No. 135 and the Northerly 16 2/3 feet of Lot No. 136 on the plan of S.A. Champion's Subdivision of part of the Harding Property, as of record in Plat Book 161, Page 132, Register's Office for said County.

Said parts of said lots adjoin and front together 33 1/3 feet on the Easterly side of 23rd Avenue North and run back between Parallel lines 150 feet to an alley.

Being the same property conveyed to Marc Joseph Washington and Giovonnie Rae Pierce, husband and wife, by Warranty Deed from Peter Zaree, single and Ebram Nashed, single, of record in Instrument No. 20200612-0060438, in the Register's Office for Davidson County, Tennessee, dated June 10, 2020 and recorded on June 12, 2020.

Giovonnie Rae Pierce and Giovonnie Rae Washington being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S.A. Champion's Subdivision, as recorded in Plat Book 161, Page(s) 132 .

Easement for Public Right-of-Way, recorded in Instrument No. 20190918-0094824.

This is improved property located at 1524 23rd Avenue North Nashville TN 37308

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2022.

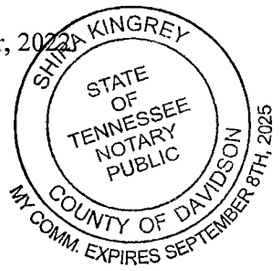
Giovonnie Rae Pierce NKA Giovonnie Rae Washington

Marc Joseph Washington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Giovonnie Rae Pierce NKA Giovonnie Rae Washington**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2022.

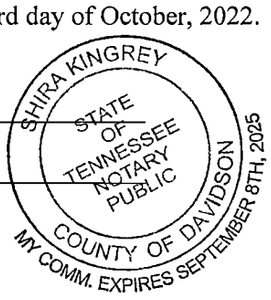


Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marc Joseph Washington**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2022.



Notary Public
My Commission Expires: _____