Karen Johnson Davidson County
Batch# 931117 DEEDWARR
10/18/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20221018-0113729

WARRANTY DEED

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (385,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-8-25

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Beatrice Clare Troxel and Bradley Scott Troxel (NAME)	**NEW OWNER** (NAME)	**119 14 0 023.00**
242 Tanksley Avenue Nashville, TN 37211 (ADDRESS)	**242 Tanksley Avenue Nashville, TN 37211** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17th day of October, 2022, the undersigned, **LORI A. TROXEL, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BEATRICE CLARE TROXEL, UNMARRIED AND BRADLEY SCOTT TROXEL, A MARRIED MAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **242 TANKSLEY AVENUE, NASHVILLE, TENNESSEE 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, Block "E" on the Plan of Woodbine Courts, II, not of record. Said Lot No. 12 is described as follows:

Beginning at a point in the Northerly margin of Tanksley Avenue at the corner of Lots Nos. 11 and 12; thence with the line between said lots, Northerly 155.5 feet to the corner of said Lots and of Lots Nos. 18 and 19; thence with the line between said Lots Nos. 12 and 18, Easterly 75 feet to the corner of said Lots and of Lots Nos. 13 and 17; thence with the line between Lots Nos. 12 and 13, Southerly 155.5 feet to the North margin of Tanksley Avenue; thence with the margin of the same, Westerly 75 feet to the beginning.

Being the same property conveyed to Lori A. Troxel, a married woman whose spouse has no interest, by Quitclaim Deed from Beatrice Clare Troxel, an unmarried woman and Bradley S. Troxel and Lori A. Troxel, husband and wife, with rights of survivorship between all three parties, of record in Instrument No. 20220912-0101770, in the Register's Office of Wilson County, Tennessee, dated September 7, 2022 and recorded on September 12, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.

2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of October, 2022.

GRANTOR: LORI A. TROXEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Lori A. Troxel**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of October, 2022.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 October 17th, 2022.

Affiant Signature

10/17/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17th day of October, 2022.

Notary Public

Notary's Seal:

