Karen Johnson Davidson County
Batch# 936814 DEEDWARR
11/02/2022 09:44:32 AM 2 pgs
Fees: $13.00 Taxes: $2,793.50
20221102-0118216

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 05/05/2025
(AFFIX SEAL)

JEFFERSON ADAM H. NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Suzan Ganser and Glen Ganser	new owner	Parcel ID: 117 04 0 119.00
(NAME)	(NAME)	
1504 Dallas Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Wysheka Y Futrell-Jobe, a married woman and Diedra Caruthers, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Suzan Ganser and Glen Ganser, 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 Lot No. 12 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 62.5 feet on the north side of Dallas Avenue and extends back 131 feet on the westerly line and 136.4 feet on the easterly line to a dead line on which it measures 62.9 feet.

Being the same property conveyed to Alvin T. Futrell and wife, Allie M. Futrell from Mary S. Cloyd by Warranty Deed dated November 5, 1969 and recorded on November 10, 1969 in Book 4378, Page 321, Register's Office for Davidson County, Tennessee. The said Alvin T. Futrell having since died leaving Allie M. Futrell as the surviving tenant by the entirety.

Further being the same property conveyed to Allie M. Futrell and David Caruthers and wife, Diedra Caruthers, joint tenants with right of survivorship from Allie M Futrell, surviving tenant by the entirety by Quitclaim Deed dated September 10, 2009 and recorded on September 18, 2009 in Instrument No. 20090918-0087304, Register's Office for Davidson County, Tennessee. The said Allie M. Futrell having since died on March 8, 2014.

Further being the same property conveyed to David Caruthers and wife, Diedra Caruthers (as to a 50% interest) and Wysheka Futrell Jobe, a married woman (as to a 50% interest), as tenants in common from David Caruthers and wife, Diedra Caruthers by Quitclaim Deed dated October 23, 2017 and recorded on October 25, 2017 in Instrument No. 20171025-0109348, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wysheka Y Futrell-Jobe, a married woman and Diedra Caruthers, a married woman, as tenants in common from David Caruthers and wife Diedra Caruthers (as to a 50% interest) and Wysheka Futrell Jobe, a/k/a Wysheka Y Futrell-Jobe, joined by spouse Antwoine Tanell Jobe Sr (as to a 50% interest) as tenants in common by Quitclaim Deed dated April 1, 2022 and recorded on June 14, 2022 in Instrument No. 20220614-0067440, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wysheka Y Futrell-Jobe, a married woman and Diedra Caruthers, a married woman, as tenants in common from David Caruthers and wife Diedra Caruthers (as to a 50% interest) and Wysheka Futrell Jobe, a/k/a Wysheka Y Futrell-Jobe, joined by spouse Antwoine Tanell Jobe Sr (as to a 50% interest) as tenants in common by Quitclaim Deed dated May 25, 2022 and recorded on June 14, 2022 in Instrument No. 20220614-0067441, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-GR-22-1504

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1504 Dallas Ave, Nashville, TN 37212

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 our hands this 31 day of OCTOBER, 2022.

Wysheka Y. Futrell-Jobe

Diedra Caruthers

Antwoine Jobe

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Wysheka Y. Futrell-Jobe and Antwoine Jobe and Diedra Caruthers, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of OCTOBER, 2022.

Notary Public

My Commission Expires: 7.17.23

(SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023