Karen Johnson Davidson County
Batch# 945974 DEEDWARR
11/30/2022 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,185.85
20221130-0125447

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5285

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of November, 2022

Notary Public

Commission Expires: 7/6/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Casey Howards and Rachel Weiss-Howards 1428 Greenland Avenue Nashville, TN 37216	New Owner	072-04-0-317

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mary Elizabeth Endicott, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Casey Howards and wife, Rachel Weiss-Howards

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 the Northwesterly one-half of Lot No. 8 of Block "C" on the Map of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for said County,

Said part of Lot No. 8 fronts 50 feet on the Southwesterly side of Greenland Avenue, formerly Willmeta Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Mary Elizabeth Endicott by Warranty Deed from Dawn M. Northington, an unmarried person, of record in Instrument No. 20080604-0057166 Register's Office for Davidson County, Tennessee, dated May 29, 2008 and recorded on June 4, 2008. Subject property having never been the primary residence of herein grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1428 Greenland Avenue, Nashville, TN 37216.

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 so 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.

Dated this the 28th day of November, 2022.

Mary Elizabeth Endicott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of November, 2022, before me personally appeared Mary Elizabeth Endicott to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of November, 2022.

Notary Signature
My commission expires: 7/6/26



True Copy Certification

I, **Pam Autry,** 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 this the 28th day of November, 2022.

Affiant Signature
Date 11/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

