This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 952808 **DEEDWARR**
12/19/2022 09:39:09 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20221219-0130668

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $560,000.00.

Affiant

Subscribed and sworn before me this the 8th day of December, 2022.

Notary Public
My commission expires:

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jordan Searcy and Heather Roberts 1215 Joseph Avenue Nashville, TN 37207	Same as new owner	071-15-0 305.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSICA MAROS, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey TO JORDAN HOPE SEARCY, A MARRIED WOMAN AND HEATHER HINKLE ROBERTS, A MARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of C.F. Sharpe and W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville Lots 71 to 168, inclusive, of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Maros, by deed dated 08/26/2019, from Shaun H. Balin, a married man, of record in Instrument No. 20190830-0087982, Register's Office for said County.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1215 Joseph Avenue, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8 day of December, 2022.

Jessica Maros

Jessica Maros

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Maros, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of December, 2022.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY