WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-PA-1047-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 953213 DEEDWARR
12/19/2022 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20221219-0131066

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noreen Sloan	**New Owner**	
(NAME)	(NAME)	
1047 Seymour Avenue		**083-05-0-017.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL C. LEVINE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOREEN SLOAN, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on the Plan of Subdivision of the Lands of the Heirs of Mrs. Sallie L. Johnson of record in Plat Book 332, Page 164, 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 Rachel Celeste Levine, unmarried and Michael J. Levine, married by Warranty deed from Brent D. Goats and Lindsay J. Goats, husband and wife of record in Instrument No. 20160302-0019841 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 02, 2016. (Value of consideration shown in aforementioned deed $230,000.00.)

Being the same property conveyed to Rachel C. Levine, unmarried by Quitclaim deed from Rachel Celeste Levine, unmarried and Michael Levine, married of record in Instrument No. 20160404-0031472 Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on April 04, 2016. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
*Subject to all matters shown on the Plan of record in Plat Book 332, Page 164, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1047 Seymour Avenue, Nashville, TN 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16th day of December, 2022.

Rachel C Levine by Sherrie Russ Levine Attorney-In-Fact

Rachel C. Levine by Sherrie Russ Levine, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Sherrie Russ Levine, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Rachel C Levine, and acknowledged that she executed the same as the free act and deed of the said ~~Sherrie Russ~~ Rachel C. Levine.

Witness my hand, at office, this 16th day of December, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 16th day of December, 2022.

Affiant Signature
Date 12/16/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

