THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221143038

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, I
10 Burton Hills Blvd., Suite 13
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 953402 DEEDWARR
12/20/2022 10:43:00 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20221220-0131309

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Scott Green and Sheila Jill Green 1113 Douglas Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 072 13 0 414.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan B. Simmons, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe Scott Green and Sheila Jill Green, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Easterly half of Lot No. 3 in Sharpe and Horn's Fourth Addition, a plan of which is of record in Book 161 (incorrectly listed in prior conveyances as Book 101), Page 172, Register's Office for Davidson County, Tennessee.

Said Easterly half of Lot No. 3 fronts 50 feet on the Northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 170 feet to a 15 front alley.

Being the same property conveyed to Jonathan B. Simmons, unmarried, by Warranty Deed from Christopher R. B. Cargen, of record in Instrument No. 20090904-0083447, in the Register's Office of Davidson County, Tennessee, dated August 24, 2009 and recorded on September 04, 2009.

Jayme Simmons joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sharpe and Horn's Fourth Addition, as recorded in Plat Book 161, Page(s) 172.

This is improved property located at 1113 Douglas Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2022.

Jonathan B. Simmons

Jayme Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan B. Simmons and Jayme Simmons, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025