Karen Johnson Davidson County
Batch# 954414 DEEDWARR
12/22/2022 10:26:04 AM 2 pgs
Fees: $13.00 Taxes: $1,309.80
20221222-0132065

STATE OF TENNESSEE / TEXAS
COUNTY OF Bexar

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$349,000.00~~ $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2022.

Notary Public
MY COMMISSION EXPIRES: 09/21/2024
File No. 22-17640

ANNETTE ALLEN ARRELLANO
Notary ID #126198602
My Commission Expires
September 21, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sarah Johnson and Jacob Allen (NAME)	New Owner (NAME)	072-05-0-089.00
914 Thomas Ave. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Anna Lauren Ulmer, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Johnson and Jacob Allen, 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. 3, on the Revision of part of Casper Zopfi's Land, of record in Plat Book 2083, page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anna Lauren Ulmer, unmarried by Warranty Deed from Jeremy J. Joseph, an unmarried man, of record in Instrument Number 20180620-0059364, Register's Office of Davidson County, Tennessee, dated June 15, 2018, recorded June 20, 2018 .

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 914 Thomas Ave, Nashville, TN 37216.

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: Y-EXP-22-914

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. Whenever 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 19th day of December, 2022.

Anna Lauren Ulmer

Anna Lauren Ulmer

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson DLC

On this 19th day of December, 2022, before me personally appeared Anna Lauren Ulmer, 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 19th day of December, 2022.

Deanna L Cooper

Notary Signature
My commission expires: 6/11/24

DEANNA L COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MARSHALL
My Commission Expires

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066