Karen Johnson Davidson County
Batch# 958151 DEEDWARR
01/05/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20230105-0001060

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th~~ 5th DAY OF ~~DECEMBER, 2022~~ January 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

G-EV-22-1108

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler Gill and Julie Hagan	New Owner	
(NAME)	(NAME)	**083-01-0-347.00**
1108 Sharpe Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2602		
(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, **RYAN CARTER AND RACHEL CARTER, HUSBAND AND WIFE AND TERRY W. VICH AND ELAINE QUILLEN VICH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE HAGAN, AN UNMARRIED WOMAN AND TYLER GILL, AN UNMARRIED MAN, AS JOINT TENANTS WITHE THE RIGHT OF SURVIVORSHIP,** 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. 11 on the Plan of J.B. Hancock's East End Addition of record in Plat Book 57, Page 133, 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 Ryan Carter and Rachel Carter, husband and wife and Terry W. Vich and Elaine Quillen Vich, husband and wife, as tenants in common with right of survivorship, by Quitclaim deed from Rachel E. Vich now known as Rachel Carter, unmarried, Terry W. Vich and Elaine Quillen Vich, husband and wife, of record in Instrument No. 20211110-0150090 Register's Office for Davidson County, Tennessee, dated November 02, 2021 and recorded on November 10, 2021.
Being the same property conveyed to Rachel E. Vich, unmarried, Terry W. Vich and Elaine Quillen Vich, husband and wife, as tenants in common with right of survivorship, by Warranty deed from James S. Sweeney, III, married of record in Instrument No. 20120810-0071709 Register's Office for Davidson County, Tennessee, dated August 07, 2012 and recorded on August 10, 2012.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1108 Sharpe Avenue, Nashville, Tennessee 37206-2602**.

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 30th DAY OF DECEMBER, 2022.

Ryan Carter

Rachel Carter

Terry W. Vich

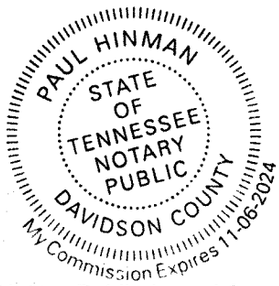
Elaine Quillen Vich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RYAN CARTER AND RACHEL CARTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRY W. VICH AND ELAINE QUILLEN VICH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/30/2022 (date of document).

Jennifer Russell
Affiant Signature

1/5/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of ~~December~~ January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

