Karen Johnson Davidson County
Batch# 964078 DEEDWARR
01/24/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20230124-0005523

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12588-2023

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of Jan, 2023 NOTARY PUBLIC My commission expires: 8/15/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosalind Robinson and Angela Howard 413 Wellington Square Nashville, TN, 37214	Same address as new owner	085-11-0-109

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($635,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **S. JEANE NORVELL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROSALIND M. ROBINSON AND ANGELA D. HOWARD, UNMARRIED PERSONS AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Final Plat, Resubdivision of Lot 2, Wellington Square Subdivision, of record in Book 9700, page 701, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to S. Jeane Norvell, unmarried, from Wellington Square, L.L.C., by Warranty Deed dated August 16, 1999 and recorded August 18, 1999 in Book 11625, page 83, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 413 Wellington Square, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of January, 2023

GRANTOR(S)

S. Jeane Norvell

S. Jeane Norvell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, S. Jeane Norvell, 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 seal, this the 23 day of Jan, 2023.

Katherine Warren

Notary Public

Katherine Warren

Printed Notary Name

My commission expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 Jan 23, 2023.

Affiant Signature

Jan 24, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on Jan 24, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON