WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

JM-VRE-23-1519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Paul Davidson	**NEW OWNER**	
(NAME)	(NAME)	**072-04-0-180.00**
2384 Everett Rd		
(ADDRESS)	(ADDRESS)	
Forest, VA 24551		
(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, **CHARLES TOWNSEND, UNMARRIED AND SELENE TOWNSEND, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL DAVIDSON, MARRIED,** 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. 2 and that part of the Westerly 11 feet 6 inches of Lot No. 6 lying immediately in the rear of Lot No. 2 of Block "A" on the Plan of Inglewood Terrace, as of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 6 front 80 feet on the Northeasterly side of Norvel Avenue and run back between parallel lines 149 feet to a deed line.

Being the same property conveyed to Charles Townsend, and wife Selene Townsend by Deed from Van E. Christian, II and wife, Stephanie M. Christian of record in Book 10482, page 122, Register's Office for Davidson County, Tennessee, dated May 14, 1997 and recorded on June 05, 1997.

The grantors have since divorced as evidenced in Case No. 21D1913 in the Third Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 1130, Page 1, 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: **1519 Norvel Ave, Nashville, Tennessee 37216**.

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.

Karen Johnson Davidson County
Batch# 974932 **DEEDWARR**
02/28/2023 11:01:06 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20230228-0014048

Witness my/our hand(s) this the 23rd DAY OF FEBRUARY, 2023.

Charles Townsend by Selene Townsend as Attorney in fact

Charles Townsend
by Selene Townsend as Attorney-in-fact

Selene Townsend

Selene Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SELENE TOWNSEND, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES TOWNSEND, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 23rd of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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