Karen John
Batch# 980436 DEEDWARR
03/14/2023 01:09:17 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20230314-0018471

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-23-901

Name and Address of New Owner:
Sarah M. Bell and Leoinel K. Ensor, IV
901 Douglas Ave
Nashville, TN 37206

Send Tax Statements To:
Same as new owners

THIS INSTRUMENT PREPARED BY:
~~(Please Return Document to this Address)~~

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23010087

Map and Parcel: 072 13 0 440.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Scott Baumwoll**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sarah M. Bell and Leoinel K. Ensor, IV**, 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:

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being part of Lots 38 and 39, as shown on the map entitled, Plat of A Subdivision of a Part of L. M. Ezells 12 11/100 Acre Tract of Talbot Land, of record in Book 547, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said Lots Nos 38 and 39 front together 111 feet on the northerly margin of Douglas Avenue (West) and run back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Brian Scott Braumwoll by Warranty Deed filed for record on May 23, 2022 in Instrument Number 20220523-0059232, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 901 Douglas Ave, Nashville, TN 37206

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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. 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 hand this 8 day of March, 2023.

Brian Scott Baumwoll

State of CALIFORNIA

County of LOS ANGELES

Personally appeared before me, Brian Scott Baumwoll with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand ~~and seal this~~ 8 of March, 2023.

Notary Public
My Commission Expires: 12.25.26

DAVID W. KELLY
Notary Public - California
Los Angeles County
Commission # 2432414
My Comm. Expires Dec 25, 2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $620,000.00.

Affiant Signature

Subscribed and sworn to before me, this 8TH day of March, 2023.

Notary Public
My Commission Expires: 12.25.26

DAVID W. KELLY
Notary Public - California
Los Angeles County
Commission # 2432414
My Comm. Expires Dec 25, 2026