WARRANTY DEED

Karen Johnson Davidson County
Batch# 991739 DEEDWARR
04/13/2023 10 00 29 AM 2 pgs
Fees $13 00 Taxes $1,979 50

20230413-0027139

G-P-23-3728

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES 5-9-26

(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)
Jordan Ashley Mason and Taylor Whitten Mason	Guild Mortgage Co LLC	
(NAME)	(NAME)	
3728 Park Avenue	5887 Copley Dr.	**092-13-0-054.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Diego, CA 92111	
(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, **KRISTEN DENMON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN ASHLEY MASON AND TAYLOR WHITTEN MASON, MARRIED AS JOINT TENANTS WITH 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. 14 of Block 8, on the Plan of Charlotte Park 2nd Addition to Nashville of record in Plat Book 57, Page (s) 160 and 161, 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 Kristen Denmon, a single woman by Warranty deed from David B. Williams, Unmarried of record in Instrument No. 20181211-0120644, Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 11, 2018.

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 160 and 161, Register's Office for Davidson County, Tennessee.
- Income Restrictions set forth in Warranty Deed of record in Instrument Number 20090811-0075471, in the 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: **3728 Park Avenue, Nashville, Tennessee 37209**

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 11th DAY OF APRIL, 2023

Kristen Denmon by Logan Bell, Attorney in Fact

Kristen Denmon by Logan Bell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th day of April, 2023.

Notary Public
My Commission Expires
(SEAL)

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

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