Karen Johnson Davidson County
Batch# 1000237 DEEDWARR
05/05/2023 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230505-0033578

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230344095

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of April, 2023.

Notary Public
My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Pasley and Katie Vickers 2725 Nodyne Drive Nashville TN 37214	New Owner Timothy Pasley & Katie Vickers 2725 Nodyne Dr. Nashville, TN 37214	Tax Parcel ID No. 096 13 0 060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gloria Y. Jurado, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Pasley and Katie Vickers, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Perry Heights, as of record in Plat Book 2900, Page 18, Register's Office for said county, to which reference is made for a more complete description. Said Lot No. 78 fronts 71 feet on the South side of Nodyne Drive and runs back 154.6 feet on the East line and 150 feet on the West line to a dead line in the rear on which it measures 71 feet.

Being the same property conveyed to Gloria Y. Jurado, by Quitclaim Deed from William A. Morales, of record in Instrument No. 20081017-0104632, in the Register's Office for Davidson County, Tennessee, dated August 27, 2008 and recorded on October 17, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Perry Heights, as recorded in Plat Book 2900, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2928, Page 445, as Amended in Book 11421, Page 498.

This is improved property located at 2725 Nodyne Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2023.

Gloria Y. Jurado

STATE OF Florida)
COUNTY OF Orang)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gloria Y. Jurado, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2023.

Notary Public Ilena Dunlop
My Commission Expires: 1-6-2026

By Physical Presence

ILENA DUNLOP
Notary Public-State of Florida
Commission # HH 175094
My Commission Expires
January 06, 2026

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **5/5/2023** (date of document).

Affiant Signature

5/5/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **MAY**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

