Karen Johnson Da
Batch# 1016597 DEEDWARR
06/20/2023 10 10 32 AM 2 pgs
Fees $13 00 Taxes $1,239 50

20230620-0046567

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #23-KA-0314-A-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Amy Marie Shelton	Same AS new owner	
(NAME)	(NAME)	**071-08-0-071.00**
314 A Prince Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **CAROLYN PIPPEN, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY MARIE SHELTON, AN UNMARRIED WOMAN** 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 Westerly one-half of Lot No 25 on the Map of J B Haynie's Oriental Subdivision, of record in Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee

Said Westerly one-half of Lot No 25 fronts 50 feet on the Southerly margin of Prince Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Carolyn Pippen, an unmarried woman by Warranty deed from Nashville Homes LLC, a Tennessee Limited Liability Company of record in Instrument No 20170406-0033695 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 06, 2017

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable
* Plan of record in Plat Book 161, Page (s) 26 and 27, Register's Office for Davidson County, Tennessee
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4125, Page 525, 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 ____ **unimproved** __X___ **improved** property known as: **314 A Prince Avenue, Nashville, TN 37207**.

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 15th day of June, 2023

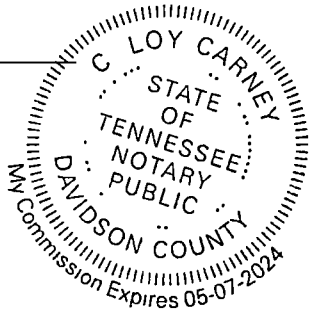
Carolyn Pippen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2023, before me personally appeared Carolyn Pippen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 15th day of June, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-23-3144