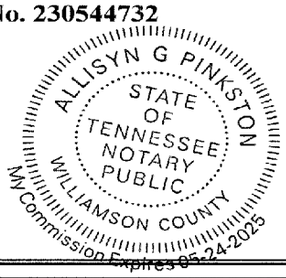
Karen Johnson Davidson County
Batch# 1017685 DEEDWARR
06/22/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $4,495.50
20230622-0047346

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544732** 	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $1,215,000.00. Carrie L Hale Affiant Subscribed and sworn to before me, this ~~21st~~ 22nd day of June, 2023. Allisyn G. Pinkston Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Daniel D. Joyce and Molly T. Joyce 4506 Nebraska Ave Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 04 0 168.00

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, **John R. Gorman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel D. Joyce and Molly T. Joyce, 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:

Lying and Being in Davidson County, State of Tennessee, Being Lot Numbered "Ten" and the Western 10 feet of Lot Numbered "Nine" in Block 12, A Part of Sylvan Park, a Plat of which is of Record in Book 332, Page 104, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot fronts 60 feet on the North side of 8TH Avenue and Extends back between parallel lines 160 feet to an Alley.

Being the same property conveyed to John R Gorman, a Married Person, Taking as separate property, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-11, of record in Instrument No. 20200221-0019422, in the Register's Office of Davidson County, Tennessee, dated February 05, 2020 and recorded on February 21, 2020.

Said property was never the marital residence of Grantor.

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 for the year 2023 and thereafter, 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 A Part of Sylvan Park, as recorded in Plat Book 332, Page(s) 104.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20200520-0052502.

This is improved property located at 4506 Nebraska Ave Nashville TN 37209

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 21st day of June, 2023.

John R. Gorman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Gorman, 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 20th day of June, 2023.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 June 21, 2023.

Date

Affiant Signature

6/21/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025