Karen Johnson Davidson County
Batch# 1023590 DEEDWARR
07/07/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20230707-0051959

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544782**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $524,900.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2023. Notary Public My Commission Expires: 03/09/2027

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Alex Dean and Olivia Warhop 207 Queen Avenue Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071 03 0 134.00

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, **Jonathan T. Conant and Sarah R. Conant, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Dean and Olivia Warhop, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being the Easterly 80 feet of Lot No. 136 on the Map of J B Haynie's Oriental Subdivision, of record in Plat Book 161, Pages 26 and 27, Register's Office for said County.

Said Part of Lot No. 136 fronts 80 feet on the Northerly margin of Queen Street and extends back between parallel lines 140 feet to a 10 foot alley in the rear.

Being the same property conveyed to Jonathan T. Conant and Sarah R. Conant, Husband and Wife, by Warranty Deed from Queen Bee LLC, a Florida Limited Liability Company, of record in Instrument No. 20190301-0018844, in the Register's Office of Davidson County, Tennessee, dated February 27, 2019 and recorded on March 01, 2019.

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.

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 J B Haynie's Oriental Subdivision, as recorded in Plat Book 161, Page(s) 26-27.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 207 Queen Avenue Nashville TN 37207

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 6th day of July, 2023.

Jonathan T. Conant

Sarah R. Conant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan T. Conant and Sarah R. Conant, 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 6th day of July, 2023.

Notary Public
My Commission Expires: _____



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 6, 2023**.

Date

D Hardwick

Affiant Signature

July 7, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026