Warranty Deed

Karen Johnson Davidson County
Batch# 1026669 DEEDWARR
07/14/2023 02 41 15 PM 2 pgs
Fees $13 00 Taxes $1,591 00

20230714-0054228

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2023

Notary Public

My commission expires 07/08/24

Return to:
~~Rudy Title and Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-F-23-239

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Brian Evans Elizabeth Cheryl Evans	Same as new owners	085-07-0-078 00
239 Danyacrest Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LATOSHA FLOYD, A SINGLE WOMAN AND NICHOLE JOHANNA BROOKS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN EVANS, AN UNMARRIED MAN, AND ELIZABETH CHERYL EVANS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property in the City of Nashville, County of Davidson, State of TN, described as:

Being Lot No. 171 on the Plan of Stanford Country Club Estates, Section Three, as of record in Book 2900, Page 67, in the Register's Office for said County

Said Lot No. 171 fronts 88 feet on the northerly side of Danyacrest Drive and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Latosha Floyd, a single woman by Warranty deed from Geraldine F. Garrett, unmarried of record in Instrument No. 20081021-0105430 Register's Office for Davidson County, Tennessee, dated October 16, 2008 and recorded on October 21, 2008

Being the same property conveyed to Latosha Floyd, a single woman and Nichole Johanna Brooks, a single woman, as joint tenants with right of survivorship by Quitclaim deed from Latosha Floyd, a single woman of record in Instrument No. 20230223-0012962 Register's Office for Davidson County, Tennessee, dated February 21, 2023 and recorded on February 23, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 239 Danyacrest Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2023.

Latosha Floyd

Nichole Johanna Brooks

STATE OF HAWAII
COUNTY OF Honolulu
City

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Latosha Floyd and Nichole Johanna Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2023.

Notary Public

My Commission Expires: 8/24/2024

JENNIFER LEE NOTARY PUBLIC 08-380 STATE OF HAWAII

JENNIFER LEE NOTARY PUBLIC 08-380 STATE OF HAWAII

NOTARY PUBLIC CERTIFICATION
Jennifer Lee First Judicial Circuit
Doc. Description: Warranty Deed
No. of Pages: 2 Date of Doc. 7/12/2023
Notary Signature 7/12/2023
Date