Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAC-23-1127

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$450,000.00** Affiant Subscribed and sworn to before me, this **24th day of July, 2023** Notary Public **My commission expires:** 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch# 1032169
07/28/2023 01 53 29 PM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20230728-0058411

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers:
Joe Scott Green **Sheila Jill Green** **1127 Stratford Avenue** **Nashville, TN 37216**	new owners 922 Main St Suite C-302 Nashville, TN 37206	**06115034800** Account No

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Angela C. Herndon, married**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Joe Scott Green and Sheila Jill Green, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee being the Southeast part of Lot No. 292 on the Map of Inglewood Place as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50.00 feet on the Northerly side of Stratford Avenue and extends backs between parallel lines, 155.00 feet to a dead line.

Being the same property conveyed to Angela Cuseo by Warranty deed from Dwight Darnell Cole and wife, Agnes H. Cole of record in Instrument No. 20010403-0032004 Register's Office for Davidson County, Tennessee, dated March 23, 2001 and recorded on April 03, 2001.

Being the same property conveyed to Angela C. Herndon, married by Quitclaim deed from Angela Cuseo of record in Instrument No. 20030813-0116250 Register's Office for Davidson County, Tennessee, dated August 07, 2003 and recorded on August 13, 2003. The said Robert Herndon hereby joins in this conveyance to convey any and all interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

This is improved (X) unimproved (__) property known as **1127 Stratford Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 **24th day of July, 2023.**

Angela C. Herndon

Robert Herndon

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of July, 2023, before me personally appeared Angela C. Herndon and Robert Herndon, 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 24th day of July, 2023.

Notary Signature
My commission expires: 11/3/25

