RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-15863-2023

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032868 DEEDWARR
08/01/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230801-0059149

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 24th day of July, 2023

NOTARY PUBLIC

My commission expires: March 7th 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N. Mt. Juliet Rd., Suite 203 Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Trogner 713 Cadogan Ct Louisville, KY 40222	Same address as new owner	072-04-0-206

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($335,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAULA K. MCDOWELL, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANTHONY TROGNER, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of A Resubdivision of Part of Country Club Estates, of record in Book 1424, page 126, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James E. McDowell and wife, Paula K. McDowell, from James G. Grooms and wife, Shirley P. Grooms, by Warranty Deed dated May 7, 1986 and recorded May 12, 1986 in Book 6853, page 819, said Register's Office. by Pursuant to Marital Dissolution Agreement, Case #88-D-4534, Probate Office for said County, and of record in Book 8235, page 193, Register's Office for said County, all interest in the subject property was vested solely in Paula K. McDowell.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1426 Ardee Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of July, 2023

GRANTOR(S)

Paula K. McDowell

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Paula K. McDowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of July, 2023.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

John Griffin
Printed Notary Name

My commission expires: March 7th, 2026

TRUE COPY CERTIFICATION

I, Marty Berry, do hereby make oath that I am 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 7/24/23 (date of document).

Marty Berry

8/1/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1 day of August, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 22, 2025