Karen Johnson Davidson County
Batch# 1033008 DEEDWARR
08/01/2023 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.56
20230801-0059328

Warranty Deed

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,150.00 Affiant Subscribed and sworn to before me, this the 27th day of July, 2023. Notary Public My commission expires: 3/6/24

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Niki Cole	First Bank	072-06-0-319.00
1205 Kenmore Place	722 Columbia Ave	
Nashville, TN 37216	Franklin, TN 37064	

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, **NICHOLAS W. DEMBLING, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIKI COLE, AN UNMARRIED WOMAN,** 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:

Land lying in Davidson County, Tennessee, being Lot No. 3 on the Map showing Jones' and Land's Subdivision of part of Lot No. 41 on the Map of Kenmore Place of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 65 feet on the Westerly side of Foster Street and runs back between parallel lines 180.72 feet to a dead line in the rear.

Being the same property conveyed to Nicholas W. Dembling by Warranty deed from Mary Lou Brooks, a Widow of record in Instrument No. 20120227-0016583 Register's Office for Davidson County, Tennessee, dated February 24, 2012 and recorded on February 27, 2012.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 1205 Kenmore Place, Nashville, TN 37216, 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 27th day of July, 2023.

Nicholas W. Dembling

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas W. Dembling, ~~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 27th day of July, 2023.

Notary Public

My Commission Expires: 02/06/2027

ROSEANNE ANGELORO
Notary Public - State of New York
NO. 01AN0000767
Qualified in Westchester County
My Commission Expires Feb 6, 2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/27/23 (date of document)

Affiant Signature

8/1/23
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY