Karen Johnson Davidson County
Batch# 1035525 DEEDWARR
08/07/2023 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,730.60
20230807-0061020

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2674

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $738,000.00

Sarah Haskewood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of August, 2023

Kristian Booth
Notary Public

Commission Expires: 9.2.24

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexa Sengupta and Jeffrey Tyler McCoy 5405 Tennessee Avenue Nashville, TN 37209	Legacy Home Loans 1036 Stearman Dr. Ste 6 Whitehouse, TN 37188	091-07-0-423.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rosemarie A. Dudenhofer and Aaron M. Dudenhofer, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexa Sengupta, an unmarried woman, and Jeffrey Tyler McCoy, an unmarried man, as joint tenants with rights of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1310, Block 186 on the Map of No. 1, Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Rosemarie A. Dudenhofer and Aaron M. Dudenhofer, wife and husband by Warranty deed from David O'Ferrell and husband, John Horner of record in Instrument No. 20180328-0029112 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 28, 2018

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 5405 Tennessee Avenue, Nashville, TN 37209

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 so 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 is 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.

Dated this the 1st day of August, 2023.

Rosemarie A. Dudenhofer

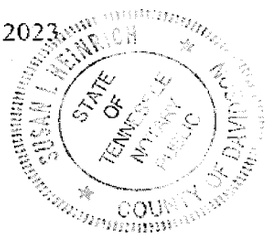
Aaron M. Dudenhofer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of August, 2023, before me personally appeared Rosemarie A Dudenhofer and Aaron M Dudenhofer, 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 1st day of August, 2023.

Notary Signature
My commission expires: 7/6/24



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 7, 2023 (date of document).

Affiant Signature

August 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023