Karen Johnson Davidson County
Batch# 1037319 DEEDWARR
08/11/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230811-0062490

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 10th day of August, 2023.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2023-278

Address of New Owner:	Send Tax Bills to:	Tax Information:
Veronica Rose Venable	Ameris Bank/Dovenmuehle Mortgage	
3120 Ewingwood Drive	Mail Stop 1290 1 Corporate Dr., Ste. 360	050-13-0-059.00
Nashville, TN, 37207	Lake Zurich, IL 60047-8945	

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, we

Abigail Langham, a single woman and Nathan Hart, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Veronica Rose Venable, single woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 54 as shown on the map entitled Golden Valley Estates, Section 1, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Abigail Langham and Nathan Hart, wife and husband by Warranty Deed from Joni P. Covington, a married woman and Brittney A. Covington, a single woman of record in Instrument No. 20220309-0027072, Register's Office for Davidson, Tennessee, dated March 1, 2022 and recorded on March 9, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3120 Ewingwood Drive, Nashville, TN 37207.**

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 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.

Witness our hands this 10th day of August, 2023.

Abigail Langham

Nathan Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abigail Langham and Nathan Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/10/2023.

D. Shayne Adair

8/11/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11 **day of** August, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026