STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $413,000 00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2023.

Notary Public
My commission expires: 03/09/2027

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-BP-23-507

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1040487 **DEEDWARR**
08/21/2023 11 36 07 AM 2 pgs
Fees $13 00 Taxes $1,528 10

20230821-0064974

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jill Cooper	New Owner	**103020B01600CO**
507 Bellmore Pl		
Nashville, TN 37209		

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 ACKNOWLEDGE, WE,

Andrew Roeder and wife, Sarah Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jill Cooper, an unmarried woman

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 16, on the map entitled the Plan of Bellmore Place, of record in Book 6200, Page 808, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Andrew Roeder, an unmarried man, by Warranty Deed from Christine Vohland O'Shields, unmarried woman, dated January 25, 2017, of record in Instrument No. 20170127-0009152, in the Register's Office for Davidson County, Tennessee. Spouse of Andrew Roeder, Sarah Howell, joins in the execution of this deed to transfer over any marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 507 Bellmore Pl, 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 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

Andrew Roeder Date: 8/14/23

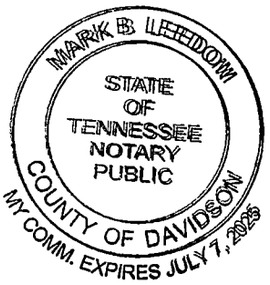
Sarah Howell Date: 8/14/23

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Andrew Roeder and Sarah Howell, the within named Grantor(s), 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, at office, this 14th day of August 2023.



NOTARY PUBLIC

My Commission Expires: 7/7/25