| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230745400**<br><br>Karen Johnson Davidson County<br>Batch# 1048428 **DEEDWARR**<br>09/11/2023 10 57 03 AM 2 pgs<br>Fees $13 00 Taxes $5,028 30<br>20230911-0070997 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,359,000 00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of September, 2023<br><br>Notary Public<br>My Commission Expires: |

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| John McDonald and Sarah McDonald<br>4016 Nebraska Avenue<br>Nashville TN 37209 | New Owner | Tax Parcel ID No<br>103 04 0 379.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Jacob Wise and Kristin D. Cason, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John McDonald and Sarah McDonald, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being the Westerly 1/2 of Lot No 71 on the Map of West End Annex, as of record in Plat Book 332, Page 61, Register's Office for said County

Said part of Lot No 91 fronts 50 feet on the Northerly side of Nebraska Avenue, formerly 8th street, and runs back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to Timothy Jacob Wise and Kristin D Cason, husband and wife, by Quitclaim Deed from Kevin Mcloud and Kristin D. Cason, Trustees of the Lola Simpson Family Trust dated June 18, 2013, of record in Instrument No. 20210406-0045187, in the Register's Office of Davidson County, Tennessee, dated March 25, 2021 and recorded on April 06, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Annex, as recorded in Plat Book 332, Page(s) 61

This is improved property located at 4016 Nebraska Avenue Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 8th day of September, 2023

Timothy Jacob Wise

Kristin D. Cason

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Jacob Wise and Kristin D Cason, 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, at office, this 8th day of September, 2023

Notary Public

My Commission Expires: _____

