Karen Johnson Davidson County
Batch# 1048489 DEEDWARR
09/11/2023 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230911-0071085

WARRANTY DEED

B-SH-23-1315A

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Ann Serkin	NEW OWNER	
(NAME)	(NAME)	**071-16-0-149.00**
1315A Montgomery Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HANNAH D. DUNCAN, AN UNMARRIED WOMAN AND RILEY BUTLER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH ANN SERKIN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the unrecorded map of Essex Place, a Subdivision of Lots 23, 24, 25, 26, 50, 51, 52, 53 and 54, Bellevue Plan.

Said Lot No. 4 fronts 50.0 feet on the Easterly margin of Montgomery Avenue and runs back between parallel lines, 150.0 feet to an alley (not in use), more or less.

Being the same property conveyed to Chad A. Lautt, Trustee for Tip Top Nominee Trust by Warranty Deed from William C. Armstrong and wife, Sharon R. Armstrong of record in Instrument No. 20071015-0122046 Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 15, 2007.

Being the same property conveyed to Hannah D. Duncan, an unmarried woman, and Riley Butler, an unmarried woman by Warranty Deed from Chad A. Lautt, Trustee for Tip Top Nominee Trust of record in Instrument No. 20211216-0166579 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 16, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315A Montgomery Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF SEPTEMBER, 2023.

Hannah D. Duncan by John Gleaves, Attorney in Fact

Riley Butler by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HANNAH D. DUNCAN AND RILEY BUTLER, and who acknowledged he/she/they executed the same as the free act and deed of the said HANNAH D. DUNCAN AND RILEY BUTLER.

Witness my hand and official seal, this the 6th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 September 6, 2023 (date of document).

Affiant Signature

September 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of September, 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