WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $760,000.00.

Affiant

Subscribed and sworn to me on 09/20/23.

NOTARY PUBLIC

My Commission Expires: 7/16/2024

Karen Johnson Davidson County
Batch# 1054411 DEEDWARR
09/27/2023 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20230927-0075677

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eleanor B. Ezell 1015 Joseph Avenue Nashville, Tennessee 37207	SAME AS NEW OWNER	082-03-0-054.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CHRISTIAN HOMMES AND HILARY HOMMES, HUSBAND AND WIFE, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Eleanor B. Ezell, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 89, as shown on the map entitled the Plan of C.F. Sharpe & W.L. Horn's 2nd Subdivision of Lindsley Property, of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTIAN HOMMES AND HILARY HOMMES, HUSBAND AND WIFE, by deed from D218, LLC, of record in Instrument No. 20160127-0007721, dated January 25, 2016, said Register's Office.

This is improved property known as 1015 Joseph Avenue, Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 09/20/23.

Christian Hommes

Hilary Hommes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/20/23, before me personally appeared Christian Hommes and Hilary Hommes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/20/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ALLISON TAYLOR, 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 20, 2023**.

Date

Affiant Signature

September 26, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **26** day of **September**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)