Karen Johnson Davidson County
Batch# 1064108 DEEDWARR
10/24/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20231024-0083068

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

T-TAG-23-97

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)
Nicholas Christopher Leonard and Zena Kathryn Leonard	NEW OWNER	
(NAME) **97 Oriel Avenue**	(NAME)	**119-02-0-173.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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, **JILL N. CARSON AND HUSBAND, DANIEL E. CARSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS CHRISTOPHER LEONARD AND ZENA KATHRYN LEONARD, HUSBAND AND WIFE,** 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. 37 on the Plan of Glenrose Subdivision of record in Plat Book 1424, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jill N. Carson and husband, Daniel E. Carson, as tenants by the entireties by Quitclaim deed from Jill N. Carson of record in Instrument No. 20210428-0056787 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on April 28, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1785, Page 365 and Book 1811, Page 606, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement(s) for Sanitary sewers and/or storm drainage of record in Book 4166, Page 368, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **97 Oriel Avenue, Nashville, Tennessee 37210**.

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 23 DAY OF OCTOBER, 2023.

JN Carson by Nancy Isabel Furstenburg Atty In Fact
Jill N. Carson by Nancy Isabel Furstenburg, Attorney In Fact

Daniel E Carson by Nancy Isabel Furstenburg AIF
Daniel E. Carson by Nancy Isabel Furstenburg, 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, by Nancy Isabel Furstenburg, 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 JILL N. CARSON AND DANIEL E. CARSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JILL N. CARSON AND DANIEL E. CARSON.

Witness my hand and official seal, this the 23rd of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 OCTOBER 23, 2023
Date

Affiant Signature

10/23/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of OCTOBER, 2023.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

