Return to
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204
G #36985-5

Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067020 **DEEDWARR**
11/01/2023 10 28 09 AM 2 pgs
Fees $13 00 Taxes $2,590 00

20231101-0085383

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 5/9/2026
(AFFIX SEAL)

File #23-PA-1508-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Carl A. Neuhoff, III and Audrey Elise Luck	**New Owner**	
(NAME)	(NAME)	**083 13 0 419 00**
1508 Fatherland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JOSHUA TODD EARLY, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARL A. NEUHOFF, III AND AUDREY ELISE LUCK, 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 119 on the Plan of Block N of Lindsley Home Place of record in Plat Book 2, Page 92, 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 Joshua Todd Early, an Unmarried Man, by Warranty Deed from Meredith Freeman Middlebrooks, Administratrix of the Estate of Amy Williams, of record in Instrument No 20180905-0088077, in the Register's Office of Davidson County, Tennessee, dated August 31, 2018 and recorded on September 05, 2018

Courtney Elizabeth Spier joins in this conveyance to convey any and all interest she may have in subject property

This instrument is being executed on behalf of Joshua Todd Early pursuant to a Specific Power of Attorney executed by him on October 17, 2023, of record in Instrument No 20231101-0085381, Register's Office for Davidson County, Tennessee

This instrument is being executed on behalf of Courtney Elizabeth Spier, pursuant to a Specific Power of Attorney executed by her on October 17, 2023, of record in Instrument No 20231101-0085382 Register's Office for Davidson County, Tennessee

This conveyance is subject to
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lindsley Home Place, as recorded in Plat Book 2, Page(s) 92

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **1508 Fatherland Street, Nashville, TN 37206**

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 31st day of October, 2023.

Joshua Todd Early by Loy Carney, Attorney-In-Fact

Joshua Todd Early by Loy Carney, Attorney-In-Fact

Courtney Elizabeth Spier by Loy Carney, Attorney-In-Fact

Courtney Elizabeth Spier by, Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Joshua Todd Early as his Attorney in Fact, and acknowledged that such person (or persons) executed the same the free act and deed of Joshua Todd Early

Witness my hand, at office, this 31st day of October, 2023

Notary Signature
My commission expires

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Courtney Elizabeth Spier, as her Attorney in Fact, and acknowledged that such person (or persons) executed the same the free act and deed of Courtney Elizabeth Spier

Witness my hand, at office, this 31st day of October, 2023

Notary Signature
My commission expires

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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