WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069228 DEEDWARR
11/07/2023 09:49:21 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20231107-0086968

JONATHON TRISTON HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Armia Joseph	Armia Joseph	071-08-0-074.00
(NAME)	(NAME)	
310 Prince Avenue	310 Prince Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Wadell Vance who took title as **Wardell Vance,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Armia Joseph,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being the western one-half (1/2) of Lot No. 26, on the plan of J.B. Hayne's Oriental plan, as of record in Plat Book 161, Pages 26-27, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 26 fronts 50 feet on the southerly margin of Prince Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Wardell Vance from FV-1, Inc., a corporation organized and existing under the laws of the United States, by Special Warranty Deed, on October 11, 2005, of record in Instrument Number 20051220-0152392, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

This property is investment property and is not and has never been a marital residence of the Grantor.
Wardell Vance and Wadell Vance being one and the same person.

unimproved ☐

This is improved ☑ property, known as 310 Prince Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 2nd day of November, 2023.

Wadell Vance, aka Wardell Vance

State of Tennessee
County of Davidson

Personally appeared before me Wadell Vance who took title as Wardell Vance, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of November, 2023.

Notary Public _____
My Commission Expires: 6-23-25

File No.: 202310015

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD