WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073284 DEEDWARR
11/17/2023 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,234.80
20231117-0089945

File #23-PA-1602-VIBE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $604,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

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)
April Foster	**New Owner**	
(NAME)	(NAME)	
1602 Lischey Avenue	1005 Porter Thurton Rd.	**071 12 0 010.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Bowling Green, KY 42104	
(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, **NANCY RAE SOVEREIGN AND DIANE SZCZESNIAK, A MARRIED COUPLE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **APRIL FOSTER, A MARRIED 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. 19 on the Plan of S. A. Buchanan Re-Subdivision of Lots No's. 4-5-6-12-13-18-19-24-25-30 and 31 of the Trinity Heights Addition, as of record in Plat Book 547, Page 166, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Rae Sovereign, a single woman, by Warranty Deed from Fred Wilharm and Sharon Wilharm, of record in Instrument No. 20110712-0053362, in the Register's Office of Davidson County, Tennessee, dated July 08, 2011, and recorded on July 12, 2011.

The said Nancy Rae Sovereign having since married Diane Szczesniak, the said Diane Szczesniak does hereby join in the execution of this deed to convey any and all marital interest in said property.

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 S. A. Buchanan Re-Subdivision of Lots No's. 4-5-6-12-13-18-19-24-25-30 and 31 of the Trinity Heights Addition, as recorded in Plat Book 547, Page(s) 166.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1602 Lischey Avenue, Nashville, TN 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 8th day of November, 2023.

Nancy Rae Sovereign by Megan Paulus, Attorney-in-Fact
Nancy Rae Sovereign by Megan Paulus, Attorney-In-Fact

Diane Szczesniak by Megan Paulus, Attorney-in-Fact
Diane Szczesniak by Megan Paulus, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 2023, before me personally appeared Megan Paulus, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Nancy Rae Sovereign, as her Attorney-in-Fact and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed of Nancy Rae Sovereign.

Witness my hand, at office, this 8th day of November, 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 8th day of November, 2023, before me personally appeared Megan Paulus, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Diane Szczesniak, as her Attorny-in-Fact, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed of Diane Szczesniak.

Witness my hand, at office, this 8th day of November, 2023.

Notary Signature
My commission expires:

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

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Emily Manno, 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 **11/8/23**.

Date

Affiant Signature

11/8/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026