WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073552 **DEEDWARR**
11/20/2023 01:59:58 PM 2 pgs
Fees: $13.00 Taxes: $5,383.50

20231120-0090273

File #23-PA-2201-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-09-2027

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)
Heather Elaine Rosdeutscher (NAME)	**New Owner** (NAME)	**104 16 0 145.00**
2201 Belmont Blvd. (ADDRESS)	(ADDRESS)	
Nashville TN 37212 (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, **MICHELLE R. EDWARDS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER ELAINE ROSDEUTSCHER** 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 the Northerly half of Lot No. 153 in the Belmont Land Co's Plan showing Sub. of 10 Acres and Resub of Lots 1-6 & 20-25, as of record in Plat Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 153 fronts 50 feet on the Westerly side of Belmont Boulevard and extends back between parallel lines, with the Southerly margin of Ashwood Avenue 175 feet to an alley.

Being the same property conveyed to Michelle R. Edwards, Unmarried, by Warranty Deed from Mary G. Morrison Grissim, Unmarried, of record in Book 11414, Page 745, in the Register's Office of Davidson County, Tennessee, dated March 30, 1999, and recorded on April 05, 1999.

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 Belmont Land Co's Plan showing Sub. Of 10 Acres and Resub of Lots 1-6 & 20-25, as recorded in Plat Book 421, Page(s) 34.

*Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 342, Page 533.

*Lease and Option Agreement as set forth in instrument recorded in Book 9869, Page 261.

*No coverage is provided as to the amount of acreage or square footage of the land.

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

This is ____ **unimproved** __X___ **improved** property known as: **2201 Belmont Boulevard, Nashville, TN 37212**.

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 13th day of November, 2023.

Michelle R. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2023, before me personally appeared Michelle R. Edwards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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