Karen Johnson Davidson County
Batch # 1081803 DEEDWARR
12/14/2023 12:31:23 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20231214-0096588

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $343,000.00

Affiant

Subscribed and sworn to before me, this 13 day of December, 2023.

Notary Public
My commission expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Matthew Parker** | **NEW OWNER** | **11901042200** |
| **343 Valeria Street** | | |
| **Nashville, TN 37210** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Lindsey Claire Leathers Huggins and Jeramy Grant Huggins, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Matthew Parker, unmarried**

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, Tennessee, being Lot No. 26, on the plan of WG Thuss Addition to Nashville, being a subdivision of Lot No. 52, Cumberland Nurseries, of record in Book 332, Page 67, Register's Office for Davidson County, Tennessee. to which reference is hereby made for a more complete and accurate legal description of said property.

Said Lot No. 26 fronts 50 feet on the South side of Valeria Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lindsey Claire Leathers and Jeramy Grant Huggins, wife and husband, by Warranty Deed from P Marshall Bryan and Sarah Emily Bryan, husband and wife, dated March 6, 2020, of record in Instrument No. 20200309-0026359, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Lindsey Claire Leathers is one and the same person and now known as Lindsey Claire Leathers Huggins.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 343 Valeria Street, Nashville, TN 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 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 in 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.

Lindsey Claire Leathers Huggins Date: 12/13/23

Jeramy Grant Huggins Date: 12/13/23

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lindsey Claire Leathers Huggins and Jeramy Grant Huggins, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025