Karen Johnson Davidson County
Batch# 1084008 DEEDWARR
12/20/2023 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20231220-0098015

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2023.

Notary Public

My commission expires: 4/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rose Tignor **Ed Tignor**	Lauren Buttrey	**Map 096-06-0 Parcel 108.00**
2951 Sinbad Drive	2951 Sinbad Dr	
Nashville, TN 37214	Nashville, TN 37214	

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

Sarah Ayer, unmarried

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

Rose Tignor and husband, Ed Tignor, and Lauren Buttrey, a single woman, as joint tenants with right of survivorship

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. 196 on the Re-subdivision of Lots 183 and 196, on the Plan of Cloverhill, Section No. IV, as of record in Book 5800, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sarah Ayer, unmarried, by Warranty Deed dated November 18, 2005, from Denby Melisha Morgan, unmarried, of record in Instrument No. 20051129-0143607, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5800, Page 108, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, of record in Book 6249, Page 542, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2951 Sinbad Drive, Nashville, TN 37214**

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 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 hand(s) this 19th day of **December, 2023.**

Sarah Ayer

Sarah Ayer

STATE OF Kentucky)
COUNTY OF Daviess)

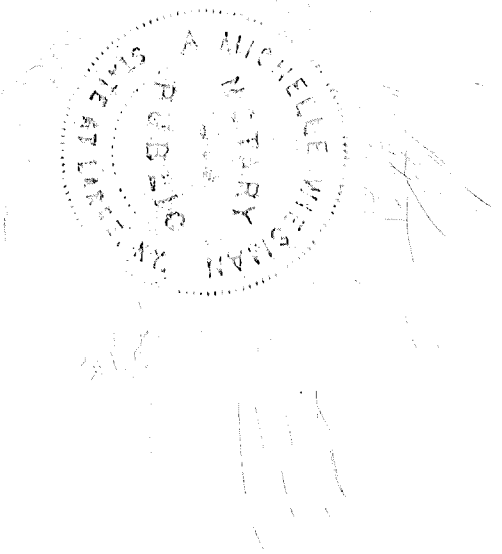
Personally appeared before me, a Notary Public of said County and State, **Sarah Ayer,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Owensboro (city), Kentucky (state), this 18 day of **December, 2023.**

A. Michelle Wiseman

Notary Public

My Commission Expires: 9-21-2024



Return to: Main Street Title, 971 Bender's Ferry Rd, Mt Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 12/19/23 (date of document).

Affiant Signature

12/19/23

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 12/19/23

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

