WARRANTY DEED

Karen Johnson
Batch # 1090967
01/12/2024 09:20:50 AM
Fees: $13.00 Taxes: $1,776.00
20240112-0002667

Davidson County
DEEDWARR
2 pgs

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY Commission Expires 11-17-2024

#17081

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery L. Latondress Donna F Latondress	NEW OWNER	09115006000
(NAME) PO BOX 92401	(NAME)	
(ADDRESS) NASHVILLE TN , TN 37209	(ADDRESS)	
(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, We, **Heather R. Middleton and Decha Middleton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffery L. Latondress and Donna F Latondress, husband and wife,** 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 part of Block 13 on the Revised Plan of West Extension of Charlotte Park, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the South side of Elkins Avenue (formerly Second Avenue) West Nashville 82 feet West of the southwest corner of Elkins Avenue and Fifty-third Avenue (formerly Twelfth Street) running, in a westerly direction along the South margin of Elkins Avenue 78 feet to a point; thence, in a southerly direction parallel to Fifty-third Avenue, 180 feet to an alley; thence, in an easterly direction along said alley 78 feet to a point; thence in a northerly direction along a line parallel to and 82 feet West of Fifty-third Avenue, 180 feet to the point of beginning.

Being the same property conveyed to Heather R. Middleton and Decha Middleton, wife and husband, by deed of record in Instrument No. 20141219-0116543, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Decha Middleton by Heather R Middleton as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument NO. _____, in the Register's Office for Davidson County, Tennessee. 20240112-0002666

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5303 Elkins Avenue B, Nashville, TN
(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 11th day of January, 2024.

Heather R. Middleton

Decha Middleton by
Decha Middleton
his attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me Heather R Middleton with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of January, 2024.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11 day of January, 2024, before me personally appeared Heather R Middleton, the person who executed the foregoing instrument on behalf of Decha Middleton and acknowledged the she executed the same as the free act and deed of the said Decha Middleton, through Power of Attorney granted her by the said Decha Middleton.

Notary Public
Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

File No.: 17081