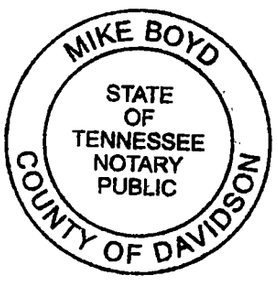
G #37004-5 Box #14

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2024.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson
Batch # 1092859
01/23/2024 12:53:15 PM
Fees: $13.00 Taxes: $1,184.00
20240123-0004147

Davidson County
DEEDWARR
2 pgs

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
Olivia Almeraya	**"NEW OWNER"**	**133-02-0-263.00**
209 Chilton Street		
Nashville, TN 37211		

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,

Steven Emery, a married man

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

Olivia Almeraya, a married woman

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. 18 and the west half of Lot No. 17 on the Plan of Nolen Heights of record in Plat Book 332, Page 122, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 and the west half of Lot No. 17 front together 75 feet on the north side of Chilton Street and runs back between parallel lines 160 feet to an alley.

BEING the same property vested in Steven Emery, a married man, by Warranty Deed dated ~~February~~ January 22 2024, from Chris Haynes, a married man, of record in Instrument No. 20240123-0004143, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESDIENCE OF THE GRANTOR OR HIS SPOUSE.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 332, Page 122, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (_X_) Unimproved (____) property, known as: **209 Chilton Street, Nashville, TN 37211**

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 **22nd** day of **January, 2024.**

Steven Emery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **January, 2024.**

Notary Public

My Commission Expires: 5/9/2026

