Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B

Karen Johnson
Batch # 1101274
02/14/2024 02:09:31 PM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

20240214-0010366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia Labrum, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Travis Theobald, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of River Meadows, Section 2 of record in Plat Book 11700, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia Labrum, unmarried by Warranty Deed from Jeffrey A. Engelhardt, married and Andrew M Engelhardt, unmarried of record in Instrument No. 20190625-0061091 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 25, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2712 Hydes Ferry Road, Nashville, TN 37218.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Travis Theobald **2712 Hydes Ferry Road** **Nashville, TN 37218**	**New OWNER**	**080-12-0-115.00**

WITNESS THE EXECUTION HEREOF this 12th day of February, 2024.

Julia Labrum

State of California
County of Sacramento

On this 12th day of February, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Julia Labrum, the bargainor(~~s~~), to me known (or proved to me on the basis of satisfactory evidence) to be the person(~~s~~) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: March 07, 2025

DAHLIA BAO
COMM. # 2345679
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES MAR. 7, 2025

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 370,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of February, 2024.

Notary Public

My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY