Karen Johnson Davidson County
Batch# 1101861 DEEDWARR
02/16/2024 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20240216-0010913

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$740,000.00**

Subscribed and sworn to before me this 15th day of February, 2024.

Notary Public **Affiant**
My Commission Expires: 2/21/2027

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Chandler Powell Vaught & Devin Jo Dunkley **2814 Bronte Avenue** **Nashville, TN 37216**	Same as New Owner	**072-10-0-175.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Andrew Cole Floyd and Erin Leigh Floyd, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Chandler Powell Vaught and Devin Jo Dunkley, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Part of the Subdivision of the E.B. Rucker Land on Bronte Avenue of record in Plat Book 1130, Page 20, 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 Andrew Cole Floyd, an unmarried man by Warranty Deed from Evan Scott McHugh and Rebecca Hopwood McHugh, husband and wife of record in Instrument No. 20170428-0041761 Register's Office for Davidson County, Tennessee, dated April 25, 2017 and recorded on April 28, 2017.

Being the same property conveyed to Andrew Cole Floyd, an unmarried man and Erin Freeman, an unmarried woman, joint tenants by Quitclaim Deed from Andrew Cole Floyd, an unmarried man of record in Instrument No. 20171116-0117647 Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on November 16, 2017.

Being the same property conveyed to Devin F. Park, Trustee by Quitclaim Deed from Andrew Cole Floyd, married and Erin Freeman, a/k/a Erin Floyd, married of

record in Instrument Number 20220629-0075508, Register's Office for Davidson County, Tennessee, dated June 23, 2022 and recorded on June 29, 2022 and within the same deed the said Devin F. Park, Trustee conveyed his interest in the subject property to Andrew Cole Floyd and Erin Freeman n/k/a Erin Floyd, husband and wife for the purpose of creating a tenancy by entirety.

This is improved property known as: 2814 Bronte Avenue, Nashville, TN 37216

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 15th of February, 2024.

Andrew Cole Floyd

Erin Leigh Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Elizabeth G. Cooper,** a Notary Public in and for said County and State, **Andrew Cole Floyd and Erin Leigh Floyd,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 15th day of February, 2024.

My Commission Expires: 4/26/25

NOTARY PUBLIC

ELIZABETH G. COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 2/15/24 (date of document).

Affiant Signature

2/16/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of February, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025