THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146689** Karen Johnson Davidson County Batch # 1104429 DEEDWARR 02/26/2024 09:43:49 AM 2 pgs Fees: $13.00 Taxes: $2,442.00 20240226-0012823 Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2024. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Jesse Wilson 1255 N. Avondale Circle Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071 02 0 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey Clair Langley Liboreiro, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse Wilson, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of E. C. Scruggs Avondale Plan, 1st Addition of record in Plat Book 161, Page 13, 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 Lindsey Clair Langley, An Unmarried Woman, by Warranty Deed from Dharmesh Patel and Wife, Sunita Patel, of record in Instrument No. 20200402-0035570, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020. Lindsey Clair Langley having since married and is now known as Lindsey Clair Langley Liboreiro.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

The execution of this instrument is affected by the signature of Kathryn Lynn McDaniel as Attorney-in-Fact for Lindsey Clair Langley Liboreiro, which Power of Attorney is recorded in Instrument No. 20240226-0012822 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. C. Scruggs Avondale Plan, 1st Addition, as recorded in Plat Book 161, Page(s) 13.

This is improved property located at 1255 N. Avondale Circle Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2024.

Lindsey Clair Langley Liboreiro by Kathryn Lynn McDaniel as Attorney-In-Fact

Lindsey Clair Langley Liboreiro by Kathryn Lynn McDaniel, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn Lynn McDaniel, 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, and who further acknowledged that they are the Attorney-in-Fact for Lindsey Clair Langley Liboreiro and they are authorized by Lindsey Clair Langley Liboreiro to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of February, 2024.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____