WARRANTY DEED

Karen Johnson Davidson County
Batch# 1108383 DEEDWARR
03/07/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,729.75
20240307-0015791

File No. DH-23-5847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brandon Bubis, David Scott Engstrom, and Brendan Donelson	David Engstrom	
(NAME) 904 North 16th Street	(NAME) 7 Ferry Lane	083-06-0-008.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Branford, CT 06405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Sherry E. Raymond, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Bubis, David Scott Engstrom, and Brendan Donelson**, HEREINAFTER CALLED THE GRANTEE, 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. 64 in a Subdivision of the Weakley Home Place, a plan of which is of record in Book 421, Page 36, of the Register's Office for said County.

Said Lot No. 64 fronts 50 feet on the Westerly side of North 16th Street, formerly Porter Avenue, and runs back between parallel lines, 150 feet to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Don W. Raymond et ux, Sherry E. Raymond by Warranty Deed from Oakley Delton Denton et ux, Helen C. Denton of record in Book 8442, page 907, Register's Office for Davidson County, Tennessee, dated September 12, 1991 and recorded on September 16, 1991. Don W. Raymond having since died on September, 7, 2023 leaving his wife Sherry E. Raymond sole owner.

This is property more commonly known as 904 North 16th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

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 this 6th day of March, 2024.

Sherry E. Raymond

Sherry E. Raymond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2024, before me personally appeared Sherry E. Raymond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2024.

Notary Signature
My commission expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, do hereby make oath that I am a licensed attorney and/or 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 **March 6, 2024**.

Date

D Hardwick

Affiant Signature

March 7, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026