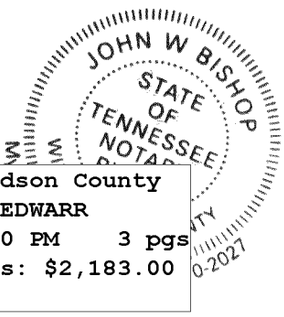
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-20028-24

WARRANTY DEED



Karen Johnson Davidson County
Batch# 1109602 DEEDWARR
03/11/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20240311-0016746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Davidson 828 Russleo Dr Nashville, TN 37209	Same address as new owner	104-01-0-215

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($590,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HEATHER M. BOHN, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATHLEEN DAVIDSON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 37.5 feet of Lot No. 96, and the northerly 25 feet of Lot No. 97, on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather M. Bohn from George McCauley, Executor of the Estate of Bessie McCauley; and George William Edward McCauley and Rebecca M. Atsas, Devisees, by Warranty Deed dated February 4, 2009 and recorded February 6, 2009 in Instrument #20090206-0010373, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 215 38th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8th day of March, 2024

GRANTOR(S)

Heather M. Bohn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Heather M. Bohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of March, 2024.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of March, 2024.

Affiant Signature

Date 3/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

