Karen Johnson Davidson County
Batch# 1111973 DEEDWARR
03/18/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240318-0018438

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF MARCH, 2024

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Dailey and Olga Matic Dailey	NEW OWNER	
(NAME) **1502 23rd Ave N**	(NAME)	08115002600
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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, **Allysa L. Million, an unmarried woman, who acquired title as Allysa L. Spinks,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Dailey, and Olga Matic Dailey, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 146 on the Plan of S.A. Champion's Subdivision of certain lots in the Harding Addition, as of record in Plat Book 161, Page 132, Register's Office for said County.

Said Lot No. 146 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Allysa L. Spinks, an unmarried woman, by virtue of that certain Warranty Deed dated August 26, 2011, and being of record at Instrument No. 20110829-0066674 in the Register's Office of Davidson County, Tennessee. *Order of Name Change from Allysa L. Spinks to Allysa L. Million was entered In the Seventh Circuit Court for Twentieth Judicial District State of Tennessee/Metropolitan Nashville - Davidson County, Tennessee on April 1, 2021 at Docket No. 21P361. Allysa L. Spinks being one and the same is now known as Allysa L. Million.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 1502 23rd Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 14 day of March, 2024.

Allysa L. Million

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Allysa L. Million**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of March, 2024.

Notary Public

My Commission Expires: 1-6-25

202403180018438

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/18/2024 (date of document).

Affiant Signature

3/18/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

