Karen Johnson Davidson County
Batch# 1113885 DEEDWARR
03/22/2024 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20240322-0019849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

MJ-P-24-2708

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aleke Joy Tsoubanos	**NEW OWNER**	
(NAME)	(NAME)	
2708 Westwood Ave		**104-15-0-297.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT DAVIS GALLISDORFER AND MARY ARGENTINE ADAMS COOPER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEKE JOY TSOUBANOS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Track or Parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Land in Davidson County, Tennessee, Being the Easterly 50 feet of the Southerly one-half of Lot No. 34 on the Plan of Belair of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portion of Lot No. 34 fronts 50 feet on the Northerly margin of Westwood Avenue and extends back between parallel lines a distance of 192 feet to a dead line in the rear.

Being the same property conveyed to Scott Davis Gallisdorfer, a single person and Mary Argentine Adams Cooper, a single person, as tenants in common with the right of survivorship by Warranty Deed from Lance S. Bell and Cara T. Bell of record in Instrument No. 20180719-0070550 Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on July 19, 2018.

Being the same property conveyed to Scott Davis Gallisdorfer and Mary Argentine Adams Cooper, husband and wife as tenants in common with the right of survivorship, for their joint lives, with the remainder to the survivor of them by General Warranty Deed from Scott Davis Gallisdorfer and Mary Argentine Adams Cooper, husband and wife, who acquired title as Scott Davis Gallisdorfer, a single person and Mary Argentine Adams Cooper, a single person, as tenants in common with the right of survivorship of record in Instrument No. 20210120-0008632 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on January 20, 2021.

This conveyance is subject to:
- Taxes for the year 2024, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee.
- Easement for Private Sewer Line of record in Book 8762, Page 242, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 2708 Westwood Ave, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF MARCH, 2024.

Scott Davis Gallisdorfer

Mary Argentine Adams Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT DAVIS GALLISDORFER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ARGENTINE ADAMS COOPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 19, 2024.

Affiant Signature

3/19/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 19 day of March, 2024.

Notary Public

Notary's Seal:

