WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116767 DEEDWARR
04/01/2024 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240401-0022105

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. TERESA L. SMITH

THIS INSTRUMENT WAS PREPARED BY
Astoria Title and Escrow, LLC, 55 Music Square West, 2nd Floor, Nashville, TN 37203

File No.: 2024-001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael W. Worsham and Mary C. Worsham	CapStar Bank	081 07 4G 002.00
(NAME)	(NAME)	
1924 14th Avenue North, Unit B	2002 Richard Jones Road,	Ste A300
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JONATHAN JOYCE, A SINGLE MAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. WORSHAM AND MARY C. WORSHAM, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. B on the plan of Townhomes at 1924 14th Avenue North, as shown in the Declaration of Covenants, Conditions, and Restrictions for Townhomes at 1924 14th Avenue North, a horizontal property regime with private elements and no general common elements of record as in Instrument No. 20170928-0099343, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Jonathan Joyce, an unmarried man, and Sebastian Joyce, a married man as tenants in common with right of survivorship by Warranty Deed from Pearl Properties LLC Inc., a Tennessee limited liability company, dated 06/26/2018, of record in Instrument No. 20180629-0063430, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Joyce by QuitClaim Deed from Sebastian Joyce, dated 07/07/2021, of record in Instrument No. 20210722-0098372, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1924 14th Avenue North, Unit B, Nashville, TN 37208
(House No.) (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 27th day of March, 2024.

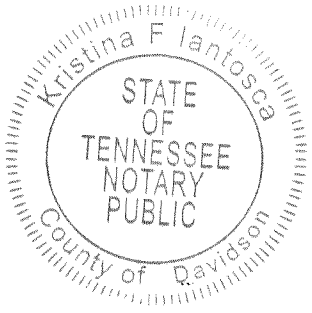
Jonathan Joyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jonathan Joyce, a single man, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 27th day of March 2024.

Notary Public
My Commission Expires: 3/9/2027



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 27, 2024.

Affiant
Date: March 29, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29 day of March, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

