Karen Johnson Davidson County
Batch# 1118831 DEEDWARR
04/04/2024 07:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240404-0023680

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	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 2nd day of March, 2024. Notary Public My Commission Expires: 11-2-26

WARRANTY DEED

Address New Owner: Jacqueline Artis 709 Hart Avenue Nashville, TN 37206	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 082-08-0-251.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAITLIN ANJILA BLOODWORTH, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JACQUELINE ARTIS, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 24 on the plan of Harts Addition to Nashville, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the Easterly side of Hart Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Caitlin Anjila Bloodworth, an unmarried woman by Warranty Deed from Keith Hankerson and Peggy Hankerson, husband and wife of record in Instrument No. 20230809-0061566 Register's Office for Davidson County, Tennessee, dated August 3, 2023 and recorded on August 9, 20223.

This is improved property commonly known as: **709 Hart Avenue Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2024.

Caitlin Anjila Bloodworth

CAITLIN ANJILA BLOODWORTH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAITLIN ANJILA BLOODWORTH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of March, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

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 4/1/2024 (date of document).

Affiant Signature

4/1/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

