#37199-8

WARRANTY DEED

Karen Johnson
Batch # 1124830
04/19/2024 09:45:07 AM
Fees: $13.00 Taxes: $4,995.00

Davidson County
DEEDWARR
2 pgs

20240419-0028072

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,350,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2024.

Notary Public

My commission expires: Nov. 2, 2026
(AFFIX SEAL)

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jacqueline B. Roth	**"New Owner"**	**Map 105-14-0 Parcel 137.00**
2218 White Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Tara M. Vail, a single woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacqueline B. Roth, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 15 of Block 20 on the Plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Tara M. Vail, a single woman, by Warranty Deed dated June 14, 2021, from Michael Duane Himes, unmarried, of record in Instrument No. 20210616-0081105, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described property is subject to the following: 1) All matters on the Plan of record in Plat Book 161, Page 87, said Register's Office; and, 2) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years not yet due and payable.

This is improved property, known as **2218 White Avenue, Nashville, TN 37204**

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 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/our hand(s) this 28th day of March, **2024.**

Tara M. Vail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tara M. Vail,** the within named seller, 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 official seal at Nashville, Tennessee, this 28th day of March, **2024.**

Notary Public

My Commission Expires: 7/17/2027

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON