WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

Karen Johnson Davidson County
Batch# 1129533 DEEDWARR
05/01/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20240501-0031789

File #24-TLC-3309-P

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Timothy George and Eva Ludwig	Same as	
(NAME)	(NAME)	**072 03 0A 002.00**
3309 Windsor Ave	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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,

LINDSEY MYERS, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TIMOTHY GEORGE AND EVA LUDWIG, MARRIED TO EACH OTHER,

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:

Land in Davidson County, Tennessee, being Unit 2, of Shelton Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for Shelton Avenue Residences, of record in Instrument No. 20170227-0019025, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Lindsey Myers, a single woman, by Warranty Deed from Integrity First Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190301-0018932, in the Register's Office of Davidson County, Tennessee, dated February 28, 2019 and recorded on March 01, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Inglewood Place, as recorded in Plat Book 332, Page 101.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170227-0019025.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4070, Page 785.
*Agreement as set forth in instrument recorded in Book 2592, Page 354.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3309 Windsor Avenue, Nashville, TN 37216**.

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 30th day of April, 2024.

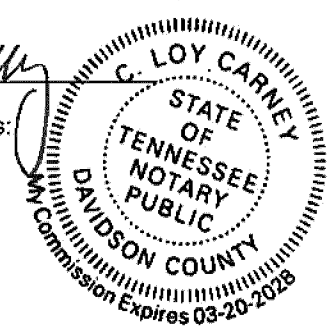
Lindsey Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2024, before me personally appeared Lindsey Myers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2024.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Spencer Gross, 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 **April 30th, 2024**.

Date

Affiant Signature

April 30th, 20204

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of April, 20 24.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025