Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1134553
05/14/2024 11:12:05 AM
Fees: $13.00 Taxes: $2,201.50

Davidson County
DEEDWARR
2 pgs

20240514-0035545

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63576
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph Daniel Armstrong Rebekah Capps Armstrong 243 Blue Hills Drive Nashville, TN 37214	New owners

TAX MAP PARCEL NUMBERS: 09507010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$595,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Soren Michael Hessler and Jennifer Aileen Quigley, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Daniel Armstrong and Rebekah Capps Armstrong, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Merry Oaks of record in Book 1835, pages 67 and 68, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Soren Michael Hessler and Jennifer Aileen Quigley, husband and wife, by Warranty Deed from Eric A. Curtis and Kathy A. Curtis, husband and wife, dated May 4, 2023 and recorded on May 11, 2023 of record in Inst. No. 20230511-0035293, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, pages 67 and 68, said Register's Office, which Plan shows a 40 foot minimum building setback line from Blue Hills Road, now Blue Hills Drive, a 20 foot minimum building setback line from Deerwood Court, and a 20 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 243 Blue Hills Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of May, 2024.

Soren Michael Hessler

Jennifer Aileen Quigley

State of Tennessee

County of Davidson

On this 10th day of May, 2024, before me the undersigned authority, personally appeared Soren Michael Hessler and Jennifer Aileen Quigley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $595,000.00.

Affiant

Sworn and subscribed before me this 10 day of May, 2024.

BRITTNEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

Notary

My Commission Expires: _____