Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BM-24-2513

Karen Johnson
Batch # 1137341
05/20/2024 02:59:29 PM
Fees: $13.00 Taxes: $1,742.70

Davidson County
DEEDWARR
2 pgs

20240520-0037461

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240447553

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $471,000.00.

Rebekah Adler
Affiant

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

Notary Public
My Commission Expires: 03/16/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebekah Adler 2513 Mashburn Road Nashville TN 37210	~~New Owner~~ Novus Home Mortgage 20225 Water Tower Blvd #400 Brookfield, WI 53045	Tax Parcel ID No. 119 07 0 067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vicki L. Farrell and Todd M. Farrell, Jr., wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebekah Adler, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of SECTION TWO, LAUREL ACRES of record in Plat Book 2133, Page 122, in the 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 Vicki L. Farrell and Todd M. Farrell Jr., wife and husband, by Warranty Deed from Todd Farrell and Susan Farrell, husband and wife, of record in Instrument No. 20210503-0058704, in the Register's Office of Davidson County, Tennessee, dated April 28, 2021 and recorded on May 03, 2021.

Being the same property conveyed to Todd Farrell and Susan Farrell, by Warranty Deed from Ashley D. Shults, Unmarried, of record in Instrument No. 20160729-0078350, in the Register's Office of Davidson County, Tennessee, dated July 26, 2016 and recorded on July 29, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, LAUREL ACRES, as recorded in Plat Book 2133, Page(s) 122.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2298, Page 5.

This is improved property located at 2513 Mashburn Road Nashville TN 37210

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 17th day of May, 2024.

Vicki L. Farrell

Todd M. Farrell, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vicki L. Farrell and Todd M. Farrell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2024.

Notary Public

My Commission Expires:

