Karen Johnson Davidson County
Batch# 1137772 DEEDWARR
05/22/2024 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $2,515.63
20240522-0038037

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38176-04-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $679,900.00. Affiant Subscribed and sworn to before me this 22nd day of May, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Gordon Williamson Lauren Elizabeth Williamson 4509 Michigan Avenue Nashville, TN 37209	Nicholas Gordon Williamson Lauren Elizabeth Williamson 4509 Michigan Avenue Nashville, TN 37209	Map and Parcel No.: 091 08 0 359.00

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, Aaron Bass and Juelia Kinney, husband and wife ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Nicholas Gordon Williamson and Lauren Elizabeth Williamson, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4509 Michigan Avenue, Nashville, Davidson County, Tennessee 37209.

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

And Grantors covenants that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument made effective as of the 22nd day of May, 2024.

GRANTORS:

Aaron Bass

Juelia Kinney

STATE OF CALIFORNIA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Bass and Juelia Kinney, 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 17 day of May, 2024.

Notary Public
My Commission Expires: 5/31/25

LUAN NGUYEN
Notary Public - California
San Diego County
Commission # 2359741
My Comm. Expires May 31, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the map entitled EASTOAK'S, 3 LOT SUBDIVISION, of record in Instrument No. 20120524-0045199, 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 Juelia Kinney, a single person, and Aaron Bass, a single person, as tenants in common with rights of survivorship, by Warranty Deed from Teddy U. Luke and Janet L. Luke, husband and wife, of record in Instrument No. 20220526-0061519, in the Register's Office of Davidson County, Tennessee, dated May 10, 2022, and recorded on May 26, 2022. Juelia Kinney having since married Aaron Bass.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EASTOAK'S, 3 LOT SUBDIVISION, as recorded in Instrument No. 20120524-0045199.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/22/24 (date of document).

Affiant Signature

5/22/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

