Karen Johnson Davidson County
Batch# 1140743 DEEDWARR
05/29/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20240529-0039860

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-3512-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2024.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George Maney 805 South 19th Street Nashville, TN 37206	The New Owner	094-02-0-120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kerri Ann Roach, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **George Maney, a single man**, hereinafter called the Grantee(s), his 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. 142 on the Plan of United Electric Railway's Addition to East Nashville, of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 142 fronts 50 feet on the Southerly side of East Avenue, formerly Ashworth Avenue and runs back between parallel lines, with the Westerly margin of 19th Street, 150 feet to an alley.

Being the same property conveyed to Kerri Ann Roach, unmarried by Warranty Deed from Mary Garges, a single person of record in Instrument No. 20170320-0026579 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 20, 2017.

This is improved property located at: **1816 Eastside Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 28th day of May, 2024.

GRANTOR:

Kerri Ann Roach

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ALBEMARLE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kerri Ann Roach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2024.

Notary Public LINDSEY TENNYSON
My Commission expires: 2/28/2027

LINDSEY TENNYSON
Notary Public
Commonwealth of Virginia
Registration No. 8063949
My Commission Expires Feb 28, 2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/28/24 (date of document).

Emma Howard
Affiant Signature

5/28/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of May, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL