FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
RETURN TO: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE STE. 540 NASHVILLE, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **1,046,500.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/03/2024** Notary Public MY COMMISSION EXPIRES: 11-8-27 (AFFIX SEAL)

JAMES R. MARCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Karen Johnson
Batch # 1142603
06/04/2024 09:48:11 AM
Fees: $13.00 Taxes: $3,872.05

Davidson County
DEEDWARR
2 pgs

20240604-0041520

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4856

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Margaret Gossett	OWNER	**104-15-0-314.00**
2503 West Linden Avenue **Nashville, TN 37212**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lloyd Nace and Nancy Nace, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Margaret Gossett, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 the westerly half of Lot No. 77 on the plan of Belair, of record in Book 332, page 6, Register's Office for said County.

SAID part of Lot No. 77 fronts 50 feet on the southerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back between parallel lines, 192 feet to a dead line.

Being the same property conveyed to Lloyd C. Nace and Nancy B. Dupree by Warranty deed of record in Book 7459, page 807, Register's Office for Davidson County, Tennessee. Nancy B. Dupree is now known as Nancy Nace. Lloyd C. Nace is also known as Lloyd Nace.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2503 West Linden Avenue, Nashville, TN 37212**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **June, 2024**.

Lloyd Nace
Lloyd ~~Nance~~ Nace

Nancy Nace
Nancy ~~Nance~~ Nace

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lloyd ~~Nance~~ and Nancy ~~Nance~~**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **3rd** day of **June, 2024**.

NOTARY PUBLIC

My Commission Expires: 12-5-26

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026