Karen Johnson Davidson County
Batch# 1146015 DEEDWARR
06/11/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240611-0043686

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $850,000.00.

Affiant

Subscribed and sworn before me this the 7th day of June, 2024.

Notary Public
My commission expires: 9-7-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Allison Ashley	Cadence Bank	083-10-0 015.00
1523 Forest Ave.	2778 West Jackson Street, Building C, 2nd Floor	
Nashville, TN 37206	Tupelo, MS 38801	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN KARR AND RACHEL KARR, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALLISON ASHLEY AND CHRISTOPHER ALAN COMBS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 and the easterly 7.8 feet of Lot No. 65 on the map of Subdivision of the A.V.S. Lindsley 29 Acre tract as shown on plat of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 and the easterly 7.8 feet of the Lot No. 65 front 49.4 feet on the north margin of Forrest Avenue and extend back 150.0 feet on the east line and 150.0 feet on the west line to a dead line in the rear measuring 50.4 feet thereon.

Being the same property conveyed to Jonathan Karr and Rachel Karr, husband and wife, by deed dated 03/23/2022, from Jonathan Karr, a married man who acquired title as Jonathan Eric Karr, an unmarried man, herein joined by his spouse, Rachel Karr, of record in Instrument No. 20220413-0042977, Register's Office for said County.

Also being the same property conveyed to Jonathan Eric Karr, unmarried, by deed dated 09/15/2009, from Patrick Ragsdale and wife, Lorraine Ragsdale of record in Instrument No. 20090917-0086742, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1523 Forest Ave., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 7th day of June, 2024.

Jonathan Karr

Rachel Karr

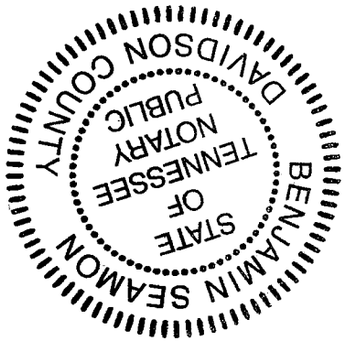
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Karr and Rachel Karr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2024.

My commission expires: 9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/7/24.

Affiant Signature

6/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY