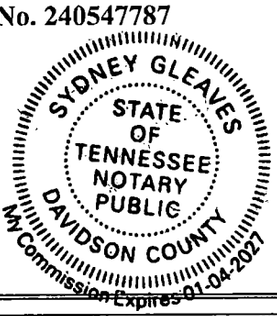
| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240547787**<br><br> | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of June, 2024.<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Judy Rae Jasperica<br>413 Springview Drive<br>Nashville TN 37214 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>095-11-0-140.00 |

**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, **Benjamin Graves, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judy Rae Jasperica, a married woman**, ("Grantee"), her 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(s) 66, as shown on the map entitled Cloverdale, of record in Plat Book 2133, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BENJAMIN GRAVES, by deed from MICHAEL W. CONDER ADMINISTRATOR OF THE ESTATE OF DOROTHY M. DAVIS FKA DOROTH M. CONDER, of record in Instrument No. 20180702-0063775, dated June 27, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 095-11-0-140.00.

Matters shown on the Plan of record in Plat Book 2133, page 9, said Register's Office.

This is improved property located at 413 Springview Drive Nashville TN 37214

**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.

Karen Johnson Davidson County
Batch # 1147228 DEEDWARR
06/14/2024 09:25:01 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00



20240614-0044599

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-EXP-24-413

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 12th day of June, 2024.

Benjamin Graves

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 12th day of June, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026