WARRANTY DEED

Karen Johnson
Batch # 1148141
06/17/2024 02:16:27 PM
Fees: $13.00 Taxes: $2,312.50

Davidson County
DEEDWARR
2 pgs

20240617-0045336

File #24-PA-0519A-P

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madison Anderson and Karlyn Hunt	**New Owner**	
(NAME)	(NAME)	**133 01 0 077.00**
519 A Patterson Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DEVON T. NEISEN AND HEATHER L. NEISEN, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MADISON ANDERSON AND KARLYN HUNT, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Plat, 519 PATTERSON STREET, RE-SUBDIVISION OF A PORTION OF LOTS 69, 70 & 71 ON THE MAP OF PATTERSON SUB OF MAPLE HILL, of record in Instrument No. 20170210-0014151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Devon T. Neisen and Heather L. Neisen, husband and wife, by Warranty Deed from Eugene Collins, married, of record in Instrument No. 20171002-0100328, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 519 PATTERSON STREET, RE-SUBDIVISION OF A PORTION OF LOTS 69, 70 & 71 ON THE MAP OF PATTERSON SUB OF MAPLE HILL, as recorded in Instrument No. 20170210-0014151.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the MAP OF PATTERSON'S SUB OF MAPLE HILL, as recorded in Plat Book 332, Page 75.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4241, Page 974.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **DEVON T. NEISEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240617 0045334, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **HEATHER L. NEISEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240617 0045335, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **519 A Patterson Street, Nashville, TN 37211**.

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

Witness my/our hand(s) this the 12th day of June, 2024.

Devon T. Neisen by Loy Carney, Attorney 1st Fact
Devon T. Neisen by Loy Carney, Attorney-In-Fact

Heather L. Neisen by Loy Carney, Attorney 1st Fact
Heather L. Neisen by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **DEVON T. NEISEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **DEVON T. NEISEN**.

Witness my hand and official seal this **12th** day of **June, 2024**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **HEATHER L. NEISEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **HEATHER L. NEISEN**.

Witness my hand and official seal this **12th** day of **June, 2024**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027