THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1155833 DEEDWARR 07/09/2024 03:32:30 PM 3 pgs Fees: $18.00 Taxes: $2,220.00 20240709-0051501	STATE OF TN) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00 Affiant Subscribed and sworn to before me, this 8 day of July, 2024. Notary Public My Commission Expires: 03/26/25

WARRANTY DEED

Address New Owner: John Van Vleet, and Tiffany Barber 1127 Stratford Avenue Nashville, TN 37216	Send Tax Bills to: New Owner Same	Tax Information: Tax Parcel ID No. 061-150-348.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joe Scott Green and Sheila Green, Husband and Wife** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Van Vleet, and Tiffany Barber** Husband and Wife (collectively "Grantee"), Grantee's 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 the Southeast part of Lot No.292 on the Map of Inglewood Place as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50.00 feet on the Northerly side of Stratford Avenue and extends backs between parallel lines, 155.00 feet to a dead line.

Being the same property conveyed to Joe Scott Green and Sheila Green, Husband and Wife by Deed dated July 24, 2023 from Angela C. Herndon, married, recorded July 28, 2023, in Instrument Number 202307280058411, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 1127 Stratford Avenue, Nashville, TN 37216

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of July, 2024.

Joe Scott Green

Sheila Green

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joe Scott Green and Sheila Green** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 8 day of July, 2024.

Notary Public

My Commission Expires: 03/03/2025

Tennessee Certification of Electronic Document

I, DeSiree Sailema, 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 07/08/24 (date of document).

Desiree Sailema
Affiant Signature

07/09/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

