Karen Johnson Davidson County
Batch# 1157541 DEEDWARR
07/12/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240712-0052703

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/12/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-11772-NASH

MICHAEL FERRENCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Sarah Enders and Timothy Enders	**Guaranteed Rate, Inc.**	155-16-0A-097.00-CO
5512 Traceside Drive	**3940 North Ravenswood Ave**	
Nashville, TN 37221	**Chicago, IL, 60613**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nicholas Ashbrook and Megan Ashbrook, a married couple, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy D. Enders and Sarah A. Enders, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 128 on the Plan of Traceside, Second Revision Lots 128 & 129, Section One of record in Plat Book 9700, Page 239, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicolas Ashbrook by Warranty Deed from Gail H. Ackerman, unmarried of record in Instrument No. 20201103-0128779 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 03, 2020.

Being the same property conveyed to Nicholas Ashbrook and Megan Ashbrook, a married couple, as joint tenants with right of survivorship by QuitClaim Deed from Nicholas Ashbrook, a married person, joined in execution by their spouse, Megan Ashbrook of record in Instrument No. 20211015-0138808 Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on October 15, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5512 Traceside Drive Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on July 12, 2024}.

Nicholas Ashbrook

Megan Ashbrook

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nicholas Ashbrook and Megan Ashbrook, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 12, 2024.

Notary Public

My Commission Expires: 1/23/28

CRISTA A. CHOGHI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-11772-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 12, 2024**.

Affiant Signature

07/12/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 12, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY