Karen Johnson Davidson County
Batch# 1157950 DEEDWARR
07/15/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20240715-0052971

Name and Address of New Owner:
Laurel E. Card
3416 Springbrook Drive
Nashville, TN 37204

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11810013400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Roy Brian Card, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laurel E. Card**, unmarried "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Pleasant Valley of record in Plat Book 1424, Page 63, 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 Roy Brian Card, a married man by Warranty Deed from Andrew Ange and Victoria Ange, husband and wife dated July 15th 2019 and recorded July 18th 2019 in Instrument No. 20190718-0070167 in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3416 Springbrook Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of June, 2024.

Roy Brian Card (SEAL)

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 17th day of June, 2024, before me personally appeared Roy Brian Card, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2024.

AMY L. FINNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Notary Signature
My commission expires: 3/14/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $825,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of June, 2024.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/17/24 (date of document).

Affiant Signature

6/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

