THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16500-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 408,000.00. x Jessica Olson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2024 Notary Public MY COMMISSION EXPIRES: Nov 8, 2027 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1158501
07/16/2024 11:20:01 AM
Fees: $13.00 Taxes: $1,509.60

Davidson County
DEEDWARR
2 pgs

20240716-0053363

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Olson		
498 Huntington Ridge Drive	New Owner	161-11-0A-121.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Laura Noel Trust, Laura Lou Worthman Noel, Trustee,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Olson, single woman**

HEREINAFTER CALLED THE GRANTEES, 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. 121 of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and description of said lot.

Being the same property conveyed to Laura L. Noel, unmarried by Warranty Deed from Westminster Homes, Inc of record in Book 10965, page 242, Register's Office for Davidson County, Tennessee, dated June 03, 1998 and recorded on June 05, 1998.

Being the same property conveyed to The Laura Noel Trust, Laura Lou Worthman Noel, Trustee by Quitclaim Deed from Laura L. Noel, unmarried of record in Instrument No. 20200504-0046362 Register's Office for Davidson County, Tennessee, dated April 29, 2020 and recorded on May 04, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **498 Huntington Ridge Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this the 15 day of July, 2024.

The Laura Noel Trust, Laura Lou Worthman Noel, Trustee

BY: Laura Lou Worthman Noel, Trustee
Laura Lou Worthman Noel, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laura Lou Worthman Noel** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Laura Noel Trust dated April 29, 2020,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Laura Lou Worthman Noel** as such **Trustee.**

Witness my hand and seal this the 15 day of July, 2024.

Notary Public

My Commission Expires: Nov 8 2027

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY