WARRANTY DEED

Karen Johnson Davidson County
Batch# 1160154 DEEDWARR
07/22/2024 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20240722-0054639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

38257

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-277

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brianna Boedecker Healy and Peter Shaheen Healy	US Bank	083 10 0 285.00
(NAME) 1708 Forest Avenue	(NAME) 2800 Tamarack Road	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Janis C. Tilton, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Brianna Boedecker Healy and Peter Shaheen Healy, wife and husband** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1808 Forest Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with

Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 18th day of July, 2024.

GRANTOR:

Janis C. Tilton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Janis C. Tilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17 day of July, 2024.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5/9/26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 67 and the Westerly 42 feet of Lot No. 66 of CHADWELL HOME PLACE, PLAN OF LOCKELAND, East Nashville, of record in Plat Book 57, Page 135, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 92 feet on the South margin of Forrest Avenue, formerly Morrow Street, and run back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Janis C. Tilton, Unmarried, by Warranty Deed from Lori Oden, Unmarried, of record in Instrument No. 20021230-0161943, in the Register's Office of Davidson County, Tennessee, dated December 20, 2002, and recorded on December 30, 2002.

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 16, 2024 (date of document).

Affiant Signature

July 19, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of July, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

