WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: 10/11/24

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1162701 DEEDWARR
07/25/2024 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $5,568.50
20240725-0056486

File #24-PA-0900-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander E. Booth	**New Owner**	
(NAME)	(NAME)	
900 Waldkirch Avenue		**105 13 0 361.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

CAROLINE V. DULEY, AN UNMARRIED PERSON, AND DONALD C. THOMPSON, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEXANDER E. BOOTH 2022 REVOCABLE TRUST,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 45 and a small triangle out of the Easterly part of Lot No. 46 on the Plan of WALDKIRCH, A SUBDIVISION OF LOTS NOS. 8 & 9 IN W. L. B. LAWRENCE PLAN of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee, described together according to a survey made by James A. Hamilton, Jr., Surveyor, March 15, 1956, as follows: Beginning on the Northerly margin of Waldkirch Avenue at the corner of Lots Nos. 45 and 46; thence with the line between said two lots, Northwardly 38.97 feet to an iron pin; thence leaving the line between said two lots and along the Westerly wall of a dwelling now on Lot No. 45, Northwardly 33.78 feet to the Northwest corner of said dwelling; thence with the North wall of said dwelling, Eastwardly 2.45 feet to a point on the line between said Lots Nos. 45 and 46; thence with the line between said two lots; Northwardly 76.53 feet to the Southerly margin of an alley; thence with same, Eastwardly 70 feet to the Westerly margin of 9th Avenue, South; thence with same, Southwardly 148 feet to the Northerly margin of Waldkirch Avenue; thence with same, Westwardly 68.4 feet to the beginning.

Together with an easement upon, across and over Lot No. 46 tor the sole purpose of maintenance to said dwelling, created in Book 2498, Page 139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Caroline V. Duley and Donald C. Thompson, as joint tenants with a right of survivorship, by Quitclaim Deed from Caroline V. Duley and Donald C. Thompson, as tenants in common, of record in Instrument No. 20200107-0002339, in the Register's Office of Davidson County, Tennessee, dated January 07, 2020, and recorded on January 07, 2020.

Being the same property conveyed to Caroline V. Duley and Donald C. Thompson, by Warranty Deed from Matthew M. Hedges and wife, Shanan Ambriel O'Driscoll-Hedges, of record in Instrument No. 20140908-0081994, in the Register's Office of Davidson County, Tennessee, dated August 29, 2014, and recorded on September 08, 2014.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALDKIRCH, A SUBDIVISION OF LOTS NOS. 8 & 9 IN W. L. B. LAWRENCE PLAN, as recorded in Plat Book 421, Page(s) 90.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 900 Waldkirch Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd day of July, 2024.

Caroline V. Duley

Donald C. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2024, before me personally appeared Caroline V. Duley, 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 23rd day of July, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 23rd day of July, 2024, before me personally appeared Donald C. Thompson, 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 23rd day of July, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Joshua A. Terry, 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 7/23/24.

Affiant Signature – Joshua A. Terry

7/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/25/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27