WARRANTY DEED

Karen Johnson Davidson County
Batch # 1163486 DEEDWARR
07/29/2024 03:06:21 PM 3 pgs
Fees: $18.00 Taxes: $4,310.50

20240729-0057148

Y-P-24-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,165,000.00.

Heather Olsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heather Olsen and Rona Jawetz	Same as NEW OWNER	
(NAME)	(NAME)	**083-02-0-295.00**
302 Chapel Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ANN EUBANK AND MELISSA TAYLOR, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER OLSEN AND RONA JAWETZ, MARRIED TO EACH OTHER,** 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 parts of Lot Nos. 62 and 63 on the Map of Bransford Realty Company' s Subdivision of Part of Lot No. 6 in Brownsville, being part of what is called Beaumont Place as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee. Described according to survey made by W.B. Southgate Surveyor, dated July 2, 1931; described as follows:

Beginning on the Easterly margin of Chapel Avenue at the corner of Lot Nos. 62 and 63, being 54.0 feet 6 inches North of Locke Avenue; thence Easterly 91.0 feet to the corner of a frame garage 5.0 feet North of the North line of Lot No. 62; thence Easterly 73.0 feet; thence Southerly 55.0 feet to Locke Avenue; thence Easterly with same 95.0 feet to the Westerly margin of an alley; thence with same Northerly 110.0 feet; thence Westerly 259.0 feet to Chapel Avenue; thence with same Southerly 61 feet 6 inches to the beginning.

Included in the above description but Excluded there is that part of said lots conveyed to Mallemee Realty Company, Inc., by Deed from Mrs. Mary Masters Patterson of record in Book 2293, Page 589, Register's Office. said property was devised to Mrs. A. Morton Shelf by Will of Mrs. Mary Masters Patterson, deceased of record in Will Book 87, Page 14, aforesaid county.

Being the same property conveyed to Ann Eubank by Quitclaim Deed from Melissa Taylor, for the express purpose of creating a tenancy in common with my wife, Ann Eubank, a one-half (1/2) undivided ownership interest as a tenant in common with right of survivorship of record in Instrument No. 20200316-0029124 Register's Office for Davidson County, Tennessee, dated March 16, 2020 and recorded on March 16, 2020. Being the same property conveyed to Melissa Taylor, unmarried by Warranty Deed from Kevin Lawson and wife, Malissa Lawson of record in Instrument No. 20180508-0043980 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 08, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **302 Chapel Ave., Nashville, Tennessee 37206**.

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 25thDAY OF JULY, 2024.

Ann Eubank

Melissa Taylor

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN EUBANK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, JOHN GLEAVES 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 26, 2024.

Affiant Signature

July 29, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29TH day of JULY, 2024.

Notary's Signature



My Commission Expires: 05/08/28
Date

Notary's Seal (if on paper)