Karen Johnson
Batch # 1163693
07/30/2024 10:28:46 AM
Fees: $18.00 Taxes: $5,550.00
Davidson County
DEEDWARR
3 pgs
20240730-0057465

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3·20·28
(AFFIX SEAL)

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

File No.: 2024-GTE-283

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aileen M. Hooks and Ray N. Donley	New Owners	083 09 0 113.00
(NAME) 1210 Forest Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **Reilly Cathrine Townsend and Michael William Dinzebach, wife and husband** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Aileen M Hooks and Ray N. Donley** (the "**Grantees**"), 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.

This is improved property located at 1210 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.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 26th day of July, 2024.

GRANTORS:

Reilly Cathrine Townsend

Michael William Dinzebach

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Reilly Cathrine Townsend and Michael William Dinzebach, 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 29 day of July, 2024.



Notary Public

My Commission Expires: 5/9/26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 25 in Block 2 on the Plan of ANDREW ALLISON ADDITION of record in Plat Book 161, Page 74, 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 Reilly Catherine Townsend and Michael William Dinzebach, Wife and Husband, by Warranty Deed from Richard G. Jones, III and Angela M. Jones, Husband and Wife, of record in Instrument No. 20220727-0085612, in the Register's Office of Davidson County, Tennessee, dated July 25, 2022, and recorded on July 27, 2022.

Being the same property conveyed to Richard G. Jones, III and Angela M. Jones, Husband and Wife, by Warranty Deed from David Puncochar, Unmarried and Jennifer Puncochar, Unmarried, of record in Instrument No. 20160202-0009897, in the Register's Office of Davidson County, Tennessee, dated January 29, 2016, and recorded on February 02, 2016.