Karen Johnson Davidson County
Batch# 1165855 DEEDWARR
08/02/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,519.70
20240802-0058922

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $681,000.00.

B. Hemberger
Affiant

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn before me this the 1st day of July, 2024.

Notary Public
My commission expires: 6/20/28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rachel Hemberger	~~Lender~~	061-08-0 192.00
1204 Kenwood Dr.	New Owner	
Nashville, TN 37216		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW D. DEVANDRY, a single man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHEL HEMBERGER, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 3, BLOCK F, JACKSON PARK, SECTION 2, as shown on plat of record in Plat Book 843, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Matthew D. DeVandry, by Warranty Deed from Doug C. Curl and wife, Myra C. Curl, dated 11/20/2009 and recorded 11/25/2009 in Instrument No. 20091125-0108331, as corrected by Scrivener's Affidavit dated 12/31/2009 and recorded 1/7/2010 in Instrument No. 20100107-0001465, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters shown on plat of record in Book 832, Page 21, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1204 Kenwood Dr., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Witness my hand this the 31st day of July, 2024.

Matthew D. DeVandry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew D. DeVandry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2024.

My commission expires: 6/14/2026

Notary Public



Certificate of Authenticity

I, **Brenda Huntsman**, 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 7/31/24.

Date

Brenda Huntsman

Affiant Signature

8/2/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of August, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

