Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-24-2707

Warranty Deed

Karen Johnson Davidson County Batch # 1167488 DEEDWARR 08/12/2024 02:17:38 PM 2 pgs Fees: $13.00 Taxes: $1,294.63 20240812-0060591	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson CB The actual consideration or value, whichever is greater, for this transfer is $349,900.00 Paula Peace Affiant Subscribed and sworn to before me, this the 6th day of August, 2024. Notary Public My commission expires 6-8-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paula Peace	~~New Owner(s)~~ FIRST HORIZON BANK	119-10-0-051.00
2707 Hartford Drive	12719 Cantrell Rd #200	
Nashville, TN 37210	Little Rock, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS J. DOEVE, A SINGLE MAN AND ALBERT J. DOEVE AND MARGARET S. DOEVE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULA PEACE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 28 on the Plan of Final Layout for Subdivision Hidden Acres of record in Plat Book 1130, Page 89, 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 Thomas J. Doeve, an unmarried man, and Albert J. Doeve and Margaret S. Doeve, husband and wife, as joint tenants with rights of survivorship by Warranty deed from David Earl Jay, unmarried of record in Instrument No. 20171115-0117302 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 15, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2707 Hartford Drive, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of August, 2024.

Thomas J. Doeve

Albert J. Doeve by Thomas his Attorney-In-Fact

Albert J. Doeve by Thomas J. Doeve,
his Attorney-In-Fact

Margaret S. Doeve by Thomas his Attorney-In-Fact

Margaret S. Doeve by Thomas J. Doeve,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas J. Doeve, individually and as attorney in fact for Albert J. Doeve, and Margaret S. Doeve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of August, 2024.

Notary Public

My Commission Expires: 3.3.25

