Karen Johnson Davidson County
Batch# 1169269 DEEDWARR
08/14/2024 02:05:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20240814-0062218

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $590,000.00

Affiant

Subscribed and sworn to before me, this 1 day of AUGUST, 2024.

Notary Public
My commission expires:
11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allen Carrescia **Meghan Guilfoil**	ALLEN CARRESCIA	**06115021100**
1307 Norvel Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas C Brown and India C Graves, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allen Carrescia and Meghan Guilfoil

HEREINAFTER CALLED THE GRANTEES, 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 the east half of Lot No. 26, all of Lot No. 27, and the westerly 20 feet of Lot No. 28 on the Plan of M. N. Youngs Inglewood Annex, of record in Book 547, page 197, Register's Office for Davidson County, Tennessee, and being more particularly described, as follows:

Said part of Lot No. 26 all of Lot No. 27 and part of Lot No. 28 fronts together 95 feet on the northerly side of Norvel Avenue, and run back, 128 feet 8 inches more or less on the westerly line and 127 feet 6 inches more or less on the easterly line to a dead line, measuring 95 feet thereon.

Being the same property conveyed to Thomas C Brown and India C Graves, husband and wife, by Warranty Deed from Jacob M Dougher and Bergen Rosvold, husband and wife, dated November 13, 2020, of record in Instrument No. 20201117-0135383, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1307 Norvel Ave, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

India C Graves Date: 7/30/24

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 30th day of July 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Thomas C Brown Date: July 31, 2024

STATE OF Texas

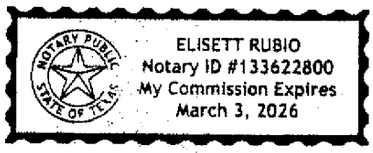
COUNTY OF El Paso

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

Witness my hand, at office, this 31 day of July, 2024.

Elisett Rubio
NOTARY PUBLIC

My Commission Expires: March 3, 2026



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/5/2024 (date of document).

Affiant Signature

8/5/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

