WARRANTY DEED

Karen Johnson Davidson County
Batch# 1175881 DEEDWARR
08/30/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20240830-0066892

File No. EY-24-7300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brittany Sturmer	New owner	
(NAME)	(NAME)	072-10-0T-002.00-CO
2905B Davis Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Timothy D. Emerson and Jacob W. Emerson, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Sturmer, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2905B of 2905 Davis Street Townhouses, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2905 Davis Street Townhouses, a Horizontal Property Regime, of record in Instrument No. 20151014-0104477, and amended in Instrument No. 20170629-0065579 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Timothy Williams, single man by Warranty Deed from Dan Reigle and wife Tina Reigle and Steven Reigle and Stacy Reigle, as joint tenants with common law rights of survivorship of record in Instrument No. 20170629-0065580 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 29, 2017.

Being the same property conveyed to Timothy D. Williams and Jacob Farmer, as tenants in common with right of survivorship by Quitclaim Deed from Timothy Williams of record in Instrument No. 20210720-0097093 Register's Office for Davidson County, Tennessee, dated July 13, 2021 and recorded on July 20, 2021.

The said Timothy D. Williams and Jacob Farmer having since married. Pursuant to Amended Order No. 23-0079-III in Chancery Court for Davidson County, Tennessee, Jacob Wayne Farmer is now known as Jacob Wayne Emerson. Pursuant to Amended Order No. 23-0080-III in Chancery Court for Davidson County, Tennessee, Timothy Daniel Williams is now known as Timothy Daniel Emerson.

This is property more commonly known as 2905B Davis Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Witness my/our hand this 29th day of August, 2024.

Timothy D. Emerson

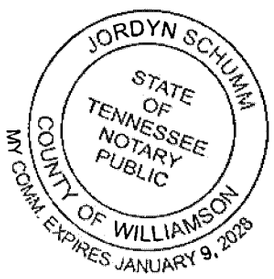
Jacob W. Emerson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of August, 2024, before me personally appeared Timothy D. Emerson and Jacob W. Emerson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 29, 2024**.

Affiant Signature

August 30, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

30th day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires