Karen Johnson
Batch # 1175970
08/30/2024 12:57:46 PM
Fees: $13.00 Taxes: $1,849.63

Davidson County
DEEDWARR
2 pgs

20240830-0067024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $499,900.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2028

Subscribed and sworn to before me, this 28th day of August, 2024.

Notary Public

My commission expires: 5/8/28

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 24-CT-24-930B

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Hannah Lake-Rayburn	Guaranteed Rate, Inc.	**072094C00200CO**
930 B Delmas	3940 N. Ravenswood Ave.	
Nashville, TN 37216	Chicago, IL 60613	

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,

Jessica Pierce, a single woman

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

Hannah Lake-Rayburn, unmarried woman

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 Unit B, Plan of Homes at Delmas Avenue, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160705-0068487, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jessica Pierce, a single woman, by Warranty Deed from AHN Develop Nashville, LLC, dated June 26, 2017, of record in Instrument No. 20170628-0064943, 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 930 B Delmas, 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.

_____ Date: 8/28/24
Jessica Pierce

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, a Notary Public of said County and State, Jessica Pierce, 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. **Via Physical Presence** **Drivers License**

Witness my hand, at office, this 28 day of August, 2024.

SHANNON SULLIVAN
Notary Public - State of Florida
Commission # HH 076076
My Comm. Expires Dec 29, 2024
Bonded through National Notary Assn.

_____
NOTARY PUBLIC Shannon Sullivan

My Commission Expires: 12-29-24