Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~JVM-BHH-24-341~~

Karen Johnson
Batch # 1193246
10/14/2024 02:22:49 PM
Fees: $18.00 Taxes: $1,258.00

Davidson County
DEEDWARR
3 pgs

20241014-0079525

Prepared By ~~& Return To:~~ City Title, LLC 301 Plus Park Boulevard Ste. 502 Nashville, TN 37217 CT-24-4142	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00 Kelly Etchechoury Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of October, 2024 Jill Branyan Notary Public Commission Expires: 03-16-26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelly Etchechoury 341 Tamworth Drive Nashville, TN 37214	CrossCountry Mortgage, LLC 2160 Superior Ave Cleveland, OH 44114	095 08 0 049.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Karen Anne Prosser, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly Etchechoury, a single 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:

Being Lot No. 197 on the Plan of Eva-Mor Heights, Section III, as of record in Plat Book 1835, Page 92, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed by Warranty Deed from Nancy G. Moore to Karen A. Bermond, unmarried, recorded December 29, 2005, as Instrument No. 20051229-0156074 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $108,500.00. Corrective Deed recorded February 15, 2006 as Instrument No. 20060215-0018317.

BEING the same property conveyed by Quit Claim Deed from Karen A. Bermond Now Known As Karen A. Bates to Karen A. Bates and husband, Donald G. Bates, recorded October 5, 2015, as Instrument No. 20151005-0101004 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Quit Claim Deed from Donald G. Bates to Karen Anne (Prosser) Bates, recorded July 2, 2019, as Instrument No. 20190702-0064297 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Quit Claim Deed from Karen Anne Prosser f/k/a Karen Anne (Prosser) Bates, a single person to Karen Anne Prosser, a single person, recorded September 22, 2021, as Instrument No. 20210922-0127357 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

Commonly Known As: 341 Tamworth Drive, Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 341 Tamworth Drive, Nashville, TN 37214

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 so 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.

Dated this the 10th day of October, 2024.

Karen Anne Prosser

Karen Anne Prosser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2024, before me personally appeared Karen Anne Prosser, 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 10th day of October, 2024.

Notary Signature
My commission expires: 2-22-2026

