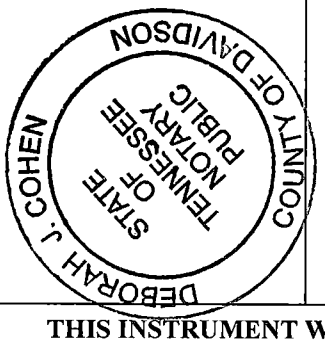
Karen Johnson
Batch # 1198856
10/30/2024 03:17:29 PM
Fees: $13.00 Taxes: $1,552.15
Davidson County
DEEDWARR
2 pgs
20241030-0083759



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$419,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF **OCTOBER, 2024**.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. CURLEY, JR. & SUSAN L. CURLEY	**SAME**	**142-16-0C-033.00 CO**
(NAME) **2601 SOUTH HIGHLANDS DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, DIANE C. GEORGE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES F. CURLEY, JR. AND WIFE, SUSAN L. CURLEY, AS TENANTS BY THE ENTIRETIES,** 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 Lot(s) 33, as shown on the map entitled Devon Highlands, Phase II, of record in Plat Book 7900, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DIANE C. GEORGE, UNMARRIED, by deed from SOUTHWINDS DEVELOPMENT, INC., of record in Book 9349, page 726, dated May 12, 1994, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 7900, page 517; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 7517, page 283 and amended in Book 7517, page 367, Book 8120, page 402, Book 8120, page 485, Book 8180, page 222, Book 8180, page 230, Book 8712, page 618, Book 8712, page 620 and Book 9150, page 182, amendment to bylaws of record in Book 8180, page 232; Storm Water Detention Agreement of record in Book 8611, page 31 and Book 8643, page 494; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **2605 SOUTH HIGHLANDS DRIVE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 25 day of October, 2024.

X _____ _____

DIANE C. GEORGE

STATE OF FLORIDA
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DIANE C. GEORGE,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Rosa Cty, Florida this 25 day of October, 2024.

My commission expires: 08/25/2025

_____
Notary Public

BABETTE DOWNS NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires 08/25/2025
No. HH169711