Prepared by:
Record and Return To:
Chapman and Rosenthal PLC, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $760,000.00.

Affiant

Subscribed and sworn before me this the 7 day of November, 2024.

Notary Public
My commission expires: 2-7-2025

KEVIN E PARKER
Notary Public
State of Ohio
My Comm. Expires
February 7, 2025

Karen Johnson
Batch # 1203254
11/12/2024 11:39:38 AM
Fees: $18.00 Taxes: $2,812.00

Davidson County
DEEDWARR
3 pgs

20241112-0087704

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon Adams 4714 Tanglewood Dr. Nashville, TN 37216	New Owner	061-04-0 122.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DUDLEY S. VENABLE, JR., AND TERESA M. VENABLE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRANDON ADAMS, *a single person hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Mrs. McGaughey's Subdivision as part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by L. D. Justice, Surveyor, July 1, 1944, as follows:

Beginning on the easterly margin of Tanglewood Drive 250 feet south of the southerly margin of Haysboro Avenue, being the corner of Lot Nos. 20 and 21; thence with the line between said two lots, eastwardly 295 feet; thence southwardly 100 feet to the corner of Lot Nos. 21 and 22; thence with the line between said two lots, westwardly 305 feet to the easterly margin of Tanglewood Drive; thence with said Drive, northwardly passing a concrete monument at 67 feet, in all 100 feet to the beginning.

Being the same property conveyed to Dudley S. Venable, Jr., and Teresa M. Venable, husband and wife, by deed dated 12/18/2017, from Decadie, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171222-0130628, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4714 Tanglewood Dr., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 7 day of November, 2024.

Teresa M. Venable

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa M. Venable, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of November, 2024.

My commission expires: 2-7-2025

KEVIN E PARKER
Notary Public
State of Ohio
My Comm. Expires
February 7, 2025

Notary Public

Witness my hand this the 7 day of November, 2024.

Dudley S. Venable, Jr.

STATE OF Louisiana
COUNTY OF Calcasieu

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dudley S. Venable, Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2024.

My commission ~~expires~~ ek: is for life

Emily Kyle
Notary Public # 14024

EMILY KYLE - NO. 14024
NOTARY PUBLIC
CALCASIEU PARISH, LA