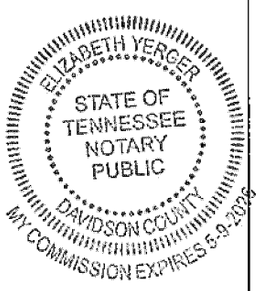
Karen Johnson Davidson County
Batch# 1205541 DEEDWARR
11/15/2024 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.94
20241115-0089071

**WARRANTY DEED**




File No. EY-24-7850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,983.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 NUMBERS |
|---|---|---|
| Ellie L. Aldrich and Caleb Timothy Aldrich | New owners | |
| (NAME) | (NAME) | |
| 2509 David Drive | | 095-08-0-168.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (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, **Julian Neil Roach, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellie L. Aldrich and Caleb Timothy Aldrich, wife and husband**, 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:

**Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Woodberry Park Subdivision of record in Plat Book 2133, Page 117, 118, and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 68 begins at a point in the Southerly margin of David Drive, the common front corner of Lots Nos. 67 and 68; thence Southerly with the line between said lots 160.2 feet to a point; the common corner of Lots Nos. 67, 68, 103 and 104; thence Westerly with the line between Lots Nos. 68 and 103, 106 feet to a point in the Easterly margin of Michael Drive; thence with the margin of same along a curve Northerly 137.5 feet to a point, the beginning of a curve; thence Northeasterly around said curve 38.9 feet to a point in the Southerly margin of David Drive; thence with the margin of same Easterly 78 feet to the point of beginning.**

**Being the same property conveyed to Julian Neil Roach, a single man by Warranty Deed from Diane E. Cash, married of record in Instrument No. 20200330-0033914 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 30, 2020.**

**This is property more commonly known as 2509 David Drive, Nashville, TN 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 12th day of November, 2024.

Julian Neil Roach

STATE OF FLORIDA
COUNTY OF Lee

On this 12th day of November, 2024, before me personally appeared Julian Neil Roach, 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 12th day of November, 2024.

Notary Signature
My commission expires: 1/11/2027

CARIDAD TERESA
CASTANO ALVAREZ
Notary Public - State of Florida
Commission # HH 348422
My Comm. Expires Jan 11, 2027
Bonded through National Notary Assn.

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 **November 12, 2024**.

Affiant Signature

**November 14, 2024**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

**14th** day of **November**, 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