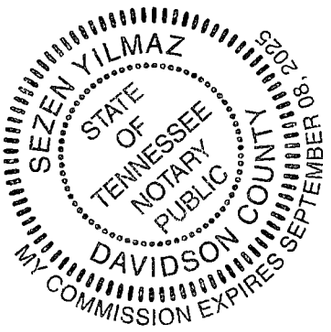
Karen Johnson
Batch # 1208530
11/26/2024 10 57 28 AM
Fees $13 00 Taxes $2,164 50

Davidson County
DEEDWARR
2 pgs

20241126-0092383

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

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $585,000.00 Affiant Subscribed and sworn to before me, this the 25th day of November, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows.	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Tate and Kerry Ann D'Amico	NEW OWNER	072-10-0-022.00
2909 Davis Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BROOKE JENNIFER REDEYOFF, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH TATE, AN UNMARRIED MAN, AND KERRY ANN D'AMICO, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 22 on the Map of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, Page 44, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the South side of Maxey Avenue (now known as McGavock Pike), and runs back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Brooke Jennifer Redeyoff, a single woman by Warranty Deed from Emily Johanna Wilson and Robert Wilson, wife and husband of record in Instrument No 202109200125955 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 20, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2909 Davis Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of November, 2024.

Brooke Jennifer Redeyoff

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brooke Jennifer Redeyoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 22nd day of November, 2024.

Notary Public

My Commission Expires: January 31, 2025

BASIT ZULFIQAR
COMMONWEALTH
REGISTRATION NO
7546973
MY COMM EXPIRES
01/31/2025
OF VIRGINIA
NOTARY PUBLIC