RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-26160-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1208954 DEEDWARR
11/27/2024 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20241127-0093034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of NOV 2024

NOTARY PUBLIC

My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Chaney	Same address as new owner	060-12-0-025.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($470,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TYLER THOMPSON, A SINGLE MAN AND LAUREN LUIZ, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CLAIRE CHANEY, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 37 and 38 in Block B on the Plan of Highland Park, of record in Book 974, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler Thompson, an unmarried woman, and Lauren Luiz, an unmarried woman, from Christina Leigh Holden, a single woman, by Warranty Deed dated July 8, 2021 and recorded July 12, 2021 in Instrument #20210712-0093042, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2912 Morningside Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of November, 2024

GRANTOR(S)

Tyler Thompson

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public, Tyler Thompson, a single man, ~~with whom I am~~ personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of November 2024.

Notary Public

JOE RAYGOZA
COMM. #2359941
Notary Public · California
Los Angeles County
My Comm. Expires June 28, 2025

NRO1 NRO1

Joe Raygoza
Printed Notary Name

My commission expires: June 28, 2025

GRANTOR(S)

Lauren Luiz

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public, Lauren Luiz, a single woman, ~~with whom I am~~ personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of Nov., 2024.

Notary Public

Joe Raygoza
Printed Notary Name

JOE RAYGOZA
COMM. #2359941
Notary Public · California
Los Angeles County
My Comm. Expires June 28, 2025

NRO1 NRO1

My commission expires: June 28, 2025

Certificate of Authenticity

I, Holly Ray, 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 **11/20/2024**.

Date

Holly Ray

Affiant Signature

11/21/2024

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **21st** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025