Prepared by:
Record and Return To:
Chapman and Rochford

WARRANTY DEED

Karen Johnson
Batch # 1221920
12/31/2024 10 20 49 AM
Fees $13 00 Taxes $1,757 50

Davidson County
DEEDWARR
2 pgs

20241231-0101415

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000 00

Affiant

Subscribed and sworn to me on 12/30/24

NOTARY PUBLIC

My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Danielle Eron Louis Eron 744 Harpeth Pkwy W Nashville, TN 37221	NEW OWNER	142-14-0-004 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kelly Armour and John Armour, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Danielle Eron and Louis Eron, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 64, HARPETH VALLEY PARK, SECTION 1, as shown on plat of record in Plat Book 3600, Pages 93 and 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property
>
> Being the same property conveyed to Kelly Anne Ware, a single person by Warranty Deed from Cynthia Gail McKnight Kerr and husband, Leslie Pittman Kerr, recorded on the 30th day of July, 2004 in Instrument No. 20040730-0091629, in the Register's Office of Davidson County, Tennessee Kelly Anne Ware has since married and is now known as Kelly Armour
>
> John Armour, spouse of Kelly Armour, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Kelly Armour
>
> This is improved property known as 744 Harpeth Pkwy W, Nashville, Tennessee 37221

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 12/30/24

Kelly Armour

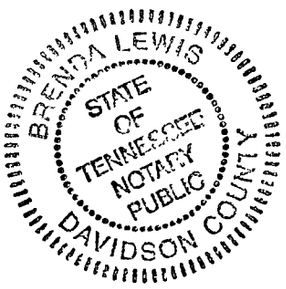
John Armour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/30/24, before me personally appeared Kelly Armour and John Armour, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

Witness my hand and official seal on 12/30/24,

NOTARY PUBLIC



My Commission Expires 9-8-2025