WARRANTY DEED

Karen Johnson
Batch # 1226292
01/14/2025 11:30:53 AM
Fees: $13.00 Taxes: $3,144.63

DIANA K GA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

20250114-0002885

Davidson County TENNESSEE
DEEDWARR DAVIDSON
2 pgs

CONSIDERATION OR VALUE, WHICHEVER IS R THIS TRANSFER IS $849.900.00

Affiant

D AND SWORN TO BEFORE ME, THIS THE 9th day of

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

File No. AP-24-8476

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
Andrew Doherty and Christina Cone	New Owner	
(NAME) 1202 North 14th Street	(NAME)	083-02-0-018.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **Mark M. Bell and Laurie Wells Trompeter, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Doherty and Christina Cone, husband and wife**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. A on the Plan of Resubdivision of Lots Nos. 8 and 9, J.W. Loves Subdivision of Greenwood of record in Plat Book 3106, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Hoffman, a single man and Laurie W. Trompeter, a single man, joint tenants with rights of survivorship by Warranty Deed from Bryan O'Neal and Donald O'Neal of record in Instrument No. 20140703-0058712 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 03, 2014.

Being the same property conveyed to Laurie Wells Trompeter by Quitclaim Deed from Ryan Hoffman of record in Instrument No. 20170120-0006561 Register's Office for Davidson County, Tennessee, dated January 12, 2017 and recorded on January 20, 2017.

Being the same property conveyed to Mark M. Bell and Laurie Wells Trompeter, a married couple by Quitclaim Deed from Laurie Wells Trompeter, a married woman of record in Instrument No. 20210225-0023446 Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on February 25, 2021.

This is property more commonly known as 1202 North 14th Street, Nashville, TN 37206.

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 9th day of January, 2025.

Mark M. Bell

Laurie Wells Trompeter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2025, before me personally appeared Mark M Bell and Laurie Wells Trompeter, 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 9th day of January, 2025.

Notary Signature
My commission expires: 3-2-27

