Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1020

Karen Johnson
Batch # 1238868
02/20/2025 12 16 07 PM
Fees $13 00 Taxes $2,016 50

Davidson County
DEEDWARR
2 pgs

20250220-0012338

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-25-2413

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Hippensteel Judd and Andrew Fitch Judd, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Nazzareno, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Hippensteel Judd and Andrew Fitch Judd, wife and husband by Warranty Deed from 1 Public Homes LLC, a Tennessee limited liability company of record in Instrument No. 20190603-0052281 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on June 03, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2413 Cooper Lane, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jessica Nazzareno
2413 Cooper Lane
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

TAX MAP-PARCEL #:
073-09-0-023.00

WITNESS THE EXECUTION HEREOF this 14th day of February, 2025.

Laura Hippensteel Judd

Andrew Fitch Judd

State of Tennessee)
County of Davidson)

On this 14th day of February, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Laura Hippensteel Judd and Andrew Fitch Judd, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 545,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of February, 2025.

Notary Public

My Commission Expires: 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028