JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$597,000 00**

Affiant

AND SWORN TO BEFORE ME THIS THE AY OF FEBRUARY, 2025

Notary Public

ON EXPIRES 10/4/27

(AFFIX SEAL)

Karen Johnson
Batch # 1240429
02/25/2025 10 38 56 AM
Fees $13 00 Taxes $2,208 90

20250225-0013759

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PAUL ROCHE, IV & KATHRYN ROCHE	Indecomm Global Services Mail Stop Code: FD-SHL-9800	**072-16-0-301.00**
(NAME) **2312 SHERIDAN ROAD**	(NAME) 1427 Energy Park Dr.	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) St. Paul, MN 55108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, JOHN M. ANDRADE AND MICHELLE ANDRADE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL ROCHE, IV AND KATHRYN ROCHE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 39 on the Plan of Dugger Heights, No Two, of record in Book 1424, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to John M. Andrade and Michelle Andrade, husband and wife, from Ethan Levine and wife, Stacey Levine, by deed dated December 14, 2018 of record in Instrument No. 20181231-0126625, Register's Office for Davidson County, Tennessee

This conveyance is subject to matters shown on the Plan of record in Plat Book 1424, page 135; Agreement for Easement for Encroachment of Driveway of record in Instrument No. 20181212-0121071; subject to Right of Way of Sheridan Road and Dugger Drive, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2312 SHERIDAN ROAD, NASHVILLE, TN 37206**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 our hands this 21 day of February, 2025.

x _____
JOHN M. ANDRADE

x _____
MICHELLE ANDRADE

STATE OF VIRGINIA
COUNTY OF Pittsylvania

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOHN M. ANDRADE AND MICHELLE ANDRADE,** the bargainors, 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 official seal at office this 21 St day of February, 2025

My Commission Expires: 12/31/2027

_____
Notary Public

ANGELA RACQUEL HARRIS
NOTARY PUBLIC
REGISTRATION # 7625055
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
12/31/2027