WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 9/5/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vivienne Van Vliet	New Owner	173-09-0-A-774.00 CO
(NAME)	(NAME)	
2674 Avery Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Haily Morgan Roche, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vivienne Van Vliet and Sally Van Vliet, joint tenants with right of survivorship,** 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. 657 on the Plan of Section Two, Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640, 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 Haily Morgan Roche, single woman, by Warranty Deed from Justin Green and Monika Green, husband and wife, dated November 12, 2020, of record in Instrument No. 20201118-0135991, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2674 Avery Park Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1242298 DEEDWARR
03/03/2025 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250303-0015255

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.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20070413-0044640; Master Deed Restrictions for Lenox Village a Tradition Neighborhood Development of record in Instrument No. 20020315-0032825; Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood for Lenox Village a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826; Charter for Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831; Restrictive Covenant for Detached Structure of record in Instrument No. 20080919-0095959; Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metro Government of Nashville and Davidson County of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852; Stormwater Detention Agreement to Metro Government of Nashville and Davidson County of record in Instrument No. 20051213-0149579; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 28th day of February, 2025.

Haily Morgan Roche

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Haily Morgan Roche, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of February, 2025.

Notary Public
My Commission Expires: _____

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

File No.: 39076

Certificate of Authenticity

I, Holly A Mason, 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 2/28/25.

Affiant Signature

2/28/25
Date

State of Tennessee
County of Davidso

Sworn to and subscribed before me this 28 day of February, 2025

Notary's Signature

Notary Seal

My Commission Expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY