WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248292 DEEDWARR
03/20/2025 06:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250320-0020076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0070

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Couget	**Liberty Federal Credit Union**	Map: 05910011800
(NAME) 4036 Ames Dr.	(NAME) **PO Box 5129**	
(ADDRESS) Nashville, TN 37218	(ADDRESS) **Evansville, IN, 47116-5129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

TRACY DENNIS, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KELLY COUGET, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 50, on the Plan of HAYNES ESTATES, SECTION 2, as of record in Plat Book 4175, Page 13, Register's Office for said County.

Said Lot No. 50 fronts 76 feet on the Easterly side of Ames Drive and runs back between parallel lines 135.15 feet to a line in the rear on which it measures 76 feet.

Being the same property conveyed to Evaline P. Dennis, a widow and Tracy Dennis, a single woman, as joint tenants with right of survivorship, by Quitclaim Deed from Evelyn P. Dennis also known as Evaline P. Dennis, surviving spouse of William H. Dennis, deceased, of record in Instrument No. 20220913-0102142, in the Register's Office of Davidson County, Tennessee, dated August 26, 2022 and recorded on September 13, 2022. The said Evaline P. Dennis since died on September 1, 2024, leaving Tracy Dennis as surviving tenant.

Being the same property conveyed to William H. Dennis and wife Evelyn P. Dennis, by Warranty Deed from W. L. Bainbridge Company, of record in Book 4302, Page 858, in the Register's Office of Davidson County, Tennessee, dated January 08, 1969 and recorded on January 20, 1969. The said William H. Dennis since died on March 16, 2017, leaving Evelyn P. Dennis as surviving tenant by the entirety. Also find the Affidavits of Heirship record in Instrument No. 20200918-0107268 and Instrument No. 20200918-0107269, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 13, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4230, Page 545, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4036 Ames Dr., Nashville, TN 37218
(House No.) (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 my hand this 17th day of March, 2025.

Tracy Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Dennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 17th day of March, 2025.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 17, 2025** .

Affiant Signature

03/17/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 17, 2025** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

