WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272218 DEEDWARR
05/12/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20250512-0037309

File #25-TL-1329-C

(SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/11/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Dooley	**New Owner**	
(NAME)	(NAME)	**072 04 0 074.00**
1329 Stratford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELLEN LAMBERT, AN UNMARRIED WOMAN, AND ANDREW TROSCLAIR, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MATTHEW DOOLEY, A SINGLE MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 252, and 253, on the plan of INGLEWOOD PLACE, of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by T. R. Sandford, June 7, 1949, as follows:

Beginning at the Northwest intersection of Kennedy Avenue and Stratford Avenue, thence with the margin of Kennedy Avenue, North 29 degrees, 28 minutes East 179 feet to an iron pin on the South line of Lot No. 5 of the Williams Plan, of record in Book 2, Page 128, of the Chancery Court at Nashville, said point being 10.9 feet East of the original corner of Lots Nos. 252 and 253 of said Inglewood Subdivision; thence North 67 degrees West along the South line of Lot No. 5 of said William's Plan, 100 feet to an old iron pin which is 16.5 feet of the original line of Lot 253; thence South 23 degrees; 34 minutes West 142 feet to an old iron pin in the North margin of Stratford Avenue; thence with the margin of the same, South 45 degrees, 12 minutes East 88 feet to the beginning.

Being the same property conveyed to Ellen Lambert, an unmarried woman, and Andrew Trosclair, an unmarried person, as joint tenants with rights of survivorship, by Warranty Deed from Raja Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20240620-0046143, in the Register's Office of Davidson County, Tennessee, dated June 17, 2024 and recorded on June 20, 2024.

Being the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from TBH Properties LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230929-0076391, in the Register's Office of Davidson County, Tennessee, dated September 27, 2023 and recorded on September 29, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page 101.
* Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4966, Page 362; Book 4966, Page 382.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1329 Stratford Avenue, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9 day of May, 2025.

Ellen Lambert

Andrew Trosclair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of May, 2025, before me personally appeared Ellen Lambert, 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 9 day of May, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 9 day of May, 2025, before me personally appeared Andrew Trosclair, 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 9 day of May, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Stipp, 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 May, 8, 2025.

Custodian's Signature

5.12.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of May, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON