Karen Johnson
Batch # 1275328
05/20/2025 09:41:32 AM
Fees $13.00 Taxes $2,867.50
Davidson County
DEEDWARR
2 pgs
20250520-0039592

WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

File No AP-25-9577

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 16th day of May, 2025

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jessica Singley	New Owner	
(NAME)	(NAME)	
919 North 14th Street		083-01-0-411.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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/we, **Timothy Henry, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Pulliam Singley, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 a lot of land in the 11th, formerly the 18th Civil District of said County, described as follows:

Beginning on the Westerly margin of 14th Street, formerly Weakly Avenue, at A. C. Breast's Northeast corner; thence with the Westerly margin of said Street, Northerly 70 feet; thence Westerly parallel with said Breast's North line 222 feet to a proposed alley; thence with the Easterly margin of said proposed alley, Southerly 70 feet, said Breast's North line, thence with said line Easterly 222 feet to the beginning.

Being the same property conveyed to Timothy Henry, a single man, by Warranty Deed from Bobby Holliday, an unmarried woman dated October 6, 2015 and recorded October 8, 2015 in Instrument No. 201510080102628, Register's Office of Davidson County, Tennessee.

Carolyn Ann Henry, wife of Timothy Henry, hereby joins in this conveyance to convey any and all right, title, and interest she may have in the property.

This is property more commonly known as 919 North 14th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 16th day of May, 2025.

Timothy Henry

Carolyn Ann Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2025, before me personally appeared Timothy Henry and Carolyn Ann Henry, 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 16th day of May, 2025.

Notary Signature
My commission expires May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Return to:

Rudy Title and Escrow, LLC
Attn: Post Recording
608 Shelby Ave.
Nashville, TN 37206