WARRANTY DEED

Karen Johnson Davidson County
Batch # 1285188 DEEDWARR
06/17/2025 10 37 40 AM 2 pgs
Fees $13 00 Taxes $1,030 45

20250617-0047434

LL-DI-25-3923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-27 (AFFIX SEAL)

LOGAN BELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
James Fineman	**Same as New Owner**	
(NAME)	(NAME)	**091-08-0-345 00**
1728 14th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **MARQUITA STANTON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES FINEMAN, MARRIED,** 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 Lot No 6 of Phase 1 of the First Revision of Historic Preston Taylor Homes Subdivision number 2000S-201U-08, of record in Instrument No 20011120-0127755, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marquita A Stanton, a single person by Warranty Deed from PT Development, LLC of record in Instrument No 20021213-0153899 Register's Office for Davidson County, Tennessee, dated December 04, 2002 and recorded on December 13, 2002
Subject property is

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20011120-0127755, Register's Office of Davidson County, Tennessee
- Restrictions of record as Instrument Number 20021213-0153898 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3923 Alameda Street, Nashville, Tennessee 37209**

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 13th DAY OF JUNE, 2025

Marquita Stanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of June, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212