WARRANTY DEED

Karen Johnson
Batch # 1295686
07/10/2025 09:52:31 AM
Fees: $13.00 Taxes: $3,792.50

Davidson County
DEEDWARR
2 pgs

20250710-0054261

File #25-TC-1808-O

(SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES: 5-9-26

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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)
Isabella DuGard Kendall	**NEW OWNER**	
(NAME)	(NAME)	**104 16 0 223.00**
1808 Beechwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

ROBERT S. DANIEL, III AND SALLY P. DANIEL, HUSBAND AND WIFE,

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

ISABELLA DUGARD KENDALL, UNMARRIED,

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 the Westerly half of Lot No. 211 on the Plan of BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert S. Daniel III and Sally P. Daniel, by Warranty Deed from Mary E. Adamson, of record in Instrument No. 20021105-0135728, in the Register's Office of Davidson County, Tennessee, dated October 23, 2002 and recorded on November 05, 2002. Also See Scrivener's Affidavit recorded in Instrument No. 20170111-0003372, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, SHOWING SUB. OF 10 ACRES AND RE SUB OF LOTS 1-6 & 20-25 ASHWOOD EVE. E., as recorded in Plat Book 421, Page(s) 34.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1808 Beechwood Avenue, Nashville, TN 37212.

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 9th day of July, 2025.

Robert S. Daniel, III

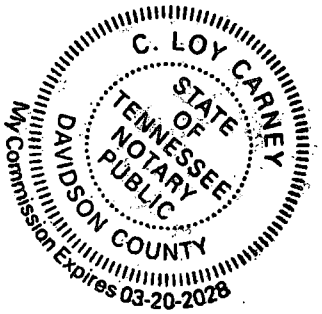
Sally P. Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2025, before me personally appeared Robert S. Daniel, III, 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 9th day of July, 2025.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2025, before me personally appeared Sally P. Daniel, 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 9th day of July, 2025.

Notary Signature
My commission expires:

