WARRANTY DEED Karen Johnson Davidson County Batch# 340750 **DEEDWARR** 01/09/2020 09:48:59 AM 2 pgs Fees: $13.00 Taxes: $1,268.73 20200109-0003106	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Shelby THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,900.00. Peyton Rudolph Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2020. Pamela B Perkins Notary Public MY COMMISSION EXPIRES: 9-4-22 (AFFIX SEAL) PAMELA B PERKINS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca R. Ozols 924 Ireland Street Nashville, TN 37208	New owner	082-13-0B-015.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Peyton Rudolph, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Rebecca R. Ozols, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 15, Ireland 28 Condominiums, as shown in Instrument No. 200404050037953 as established under Master Deed of record in Instrument No. 200404160043331, amended in Instrument No. 200404290048695, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit, together with an undivided interest in common elements as shown on said Master Deed.

Being the same property conveyed to Peyton Rudolph, unmarried by Warranty Deed from Kelly E. Hyland and Benjamin Mitchell Nye dated 05/05/2016, of record in Instrument No. 201605060044995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 924 Ireland Street, Nashville, TN 37208

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(s) this the 3rd day of January, 2020.

Peyton Rudolph

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Peyton Rudolph with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 2nd of January, 2020.

Notary Public

My Commission Expires: 9-7-22

(SEAL)

PAMELA B PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY