THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF SHANNON WALKER, PLLC
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 281-0121

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

AFFIANT

Subscribed and sworn to before me this 22 day of June 2020.

Notary Public

My Commission Expires:
11/8/2022

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 424884 DEEDWARR
06/24/2020 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20200624-0068043

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Nathan Dudney et ux 1611 Otter Creek Road Nashville, TN 37215	NEW OWNER	145.00.0.074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

DAVID D. CHISM and wife, LILIANA AVILA

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

NATHAN DUDNEY and HANNAH DUDNEY, husband and wife,

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Waterswood-Heights, Section One, of record in Plat Book 3842, Page 18, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to DAVID D. CHISM and wife, LILIANA AVILA, by Warranty Deed from REGINALD N. RAMSEY JR. and KRISTA S. RAMSEY, husband and wife, of record in Instrument No. 20151216-0126658, in

the Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 16, 2015.

This legal description is the same as that used in the last deed of record.

BEING improved property known as 1611 Otter Creek Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantors covenants with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is unencumbered except as set forth on the attached Exhibit "A". Grantors do further covenant and bind Grantors, Grantors' heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, Grantees' 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 our hand this 22 day of June 2020.

DAVID D. CHISM

LILIANA AVILA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DAVID D. CHISM, 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 executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 22nd day of June 2020.

Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LILIANA AVILA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 22nd day of June 2020.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2020 and subsequent years.

2. 50-foot driveway easement to serve all lots in Waterswood-Heights Subdivision and all other matters shown on the Plan of Waterswood-Heights, Section One, as of record in Plat Book 3842, Page 18, Register's Office for Davidson County, Tennessee.

3. Permanent Easement Agreement to the City of Forest Hills, as of record in Instrument No. 20011113-0124237, said Register's Office.

4. Agreement of record in Book 4117, Page 332, said Register's Office.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY